



CIRENCESTER OFFICE ARK

**TO LET**

# Units 5 & 6, Cirencester Office Park

Cirencester GL7 6JJ

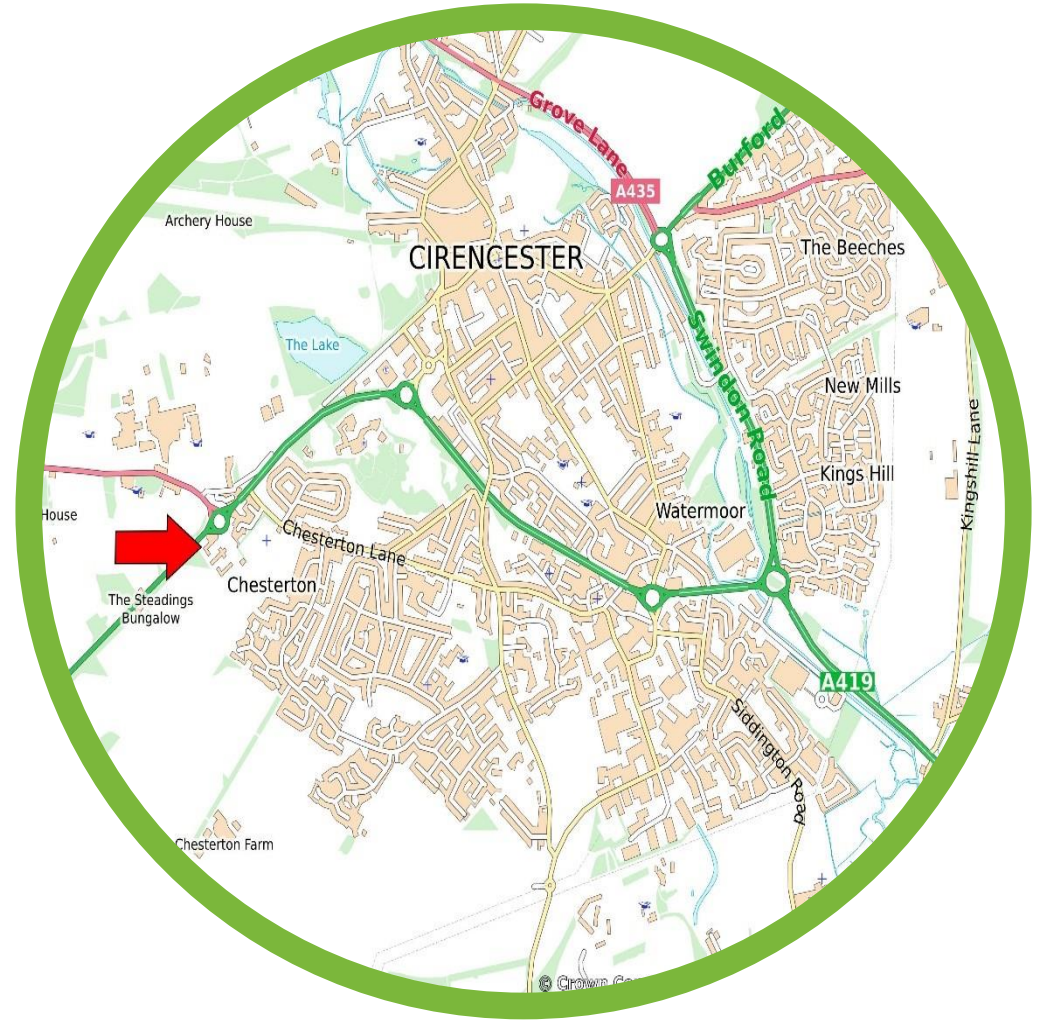
First Floor Office Suites – 7,383 sq ft (685.9 sq m) net approx

# Location

Cirencester Office Park is a modern scheme of three significant office properties located approximately ½ mile to the north-west of Cirencester town centre fronting the A429 Tetbury Road.

Cirencester is situated equidistant between the M5 to the north and M4 to the south. Gloucester and Cheltenham are 12 miles to the north and Swindon is 14 miles to the south, accessed via the A417 / A419 which are in the main dual carriageways.

Kemble railway station is only 3 miles away and provides regular access to London Paddington via Swindon or Birmingham via Gloucester.



**M4 – J17**



**14 miles south**

**M5 – J11a**



**15 miles northwest**

**Cirencester**



**1/2 mile**

**Kemble**



**3.5 miles**

# Accommodation

## Description

The property is a two storey Cotswold stone building under a pitched tiled roof at the front of Cirencester Office Park.

Suites 5 and 6 are situated on the first floor and are separated either side of the central core with an 8 person passenger lift and stairs.

The offices benefit from fully accessible raised access floors and suspended ceilings incorporating recessed lighting. Gas fired boilers to each suite service the perimeter radiators.

The suites have the benefit of good quality partitioning which can be retained or removed to suit an occupier's needs.

Each suite has its own wc facilities and a kitchenette incorporating integral fridge, microwave and sink units.

The landscaped Park has extensive grassed areas with picnic benches for occupiers.

## Parking

8 electric vehicle charging points have been installed for the exclusive use of the two suites which have a total of 28 parking spaces.

Area	Sq ft	Sq m
Unit 5	2,806	260.7
Unit 6	4,577	425.2
<b>TOTAL</b>	<b>7,383</b>	<b>685.9</b>

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

**Fully accessible raised floors**



**Suspended ceilings**



**Comfort cooling**



**Onsite parking**



**Electric vehicle charge point**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Cotswold District Council.

Tel: 01285 623000 or [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## Business Rates

The Valuation Office Agency website describes both units as “Offices and Premises” with the following Rateable Values:

Unit 5 - £35,250

Unit 6 - £54,500

Interested parties should make their own enquiries to Cotswold District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating for Suite 5 is C (53) and C(55) for Suite 6. The full certificates can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

The offices are available individually or together on new effective full repairing and insuring service charge leases direct from the Landlord.

The Leases are available for a term of years to be agreed and the two suites together are available at a rent in the order of £120,000 per annum, exclusive of business rates, service charge and VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

## Barnsdales

Unit 9 Cirencester Office Park  
Cirencester GL7 6JJ

## Andrew Seale

01285 657944

[Andrew@barnsdales.co.uk](mailto:Andrew@barnsdales.co.uk)

## Alder King Property Consultants

12 Pine Court  
Kembrey Park  
Swindon SN2 8AD  
[www.alderking.com](http://www.alderking.com)

## James Gregory

01793 428106

07917 188006

[jgregory@alderking.com](mailto:jgregory@alderking.com)



**AK Ref:** JDG/DLN/92620 - September 2022

Subject to Contract

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.  
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.  
A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

**alder king**

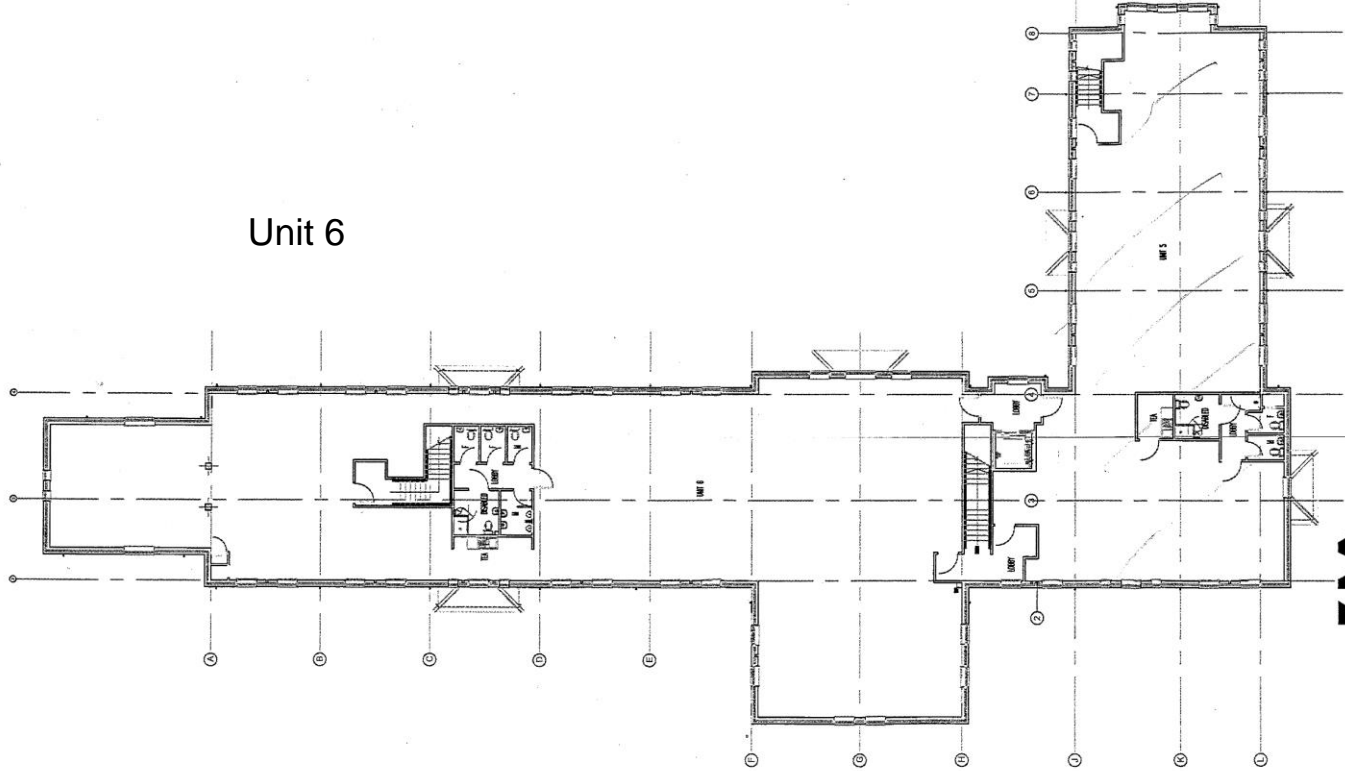
PROPERTY CONSULTANTS



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Unit 6

Unit 5



FIRST FLOOR PLAN

Notes

1. SEE SHEET FOR THE WORKING DRAWINGS FOR THE CONSTRUCTION OF THE BUILDING.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS.

DATE: 01/18/2018  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT: 100114421033  
 SHEET: 100114421033-01

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Project: 100114421033  
 Title: 100114421033-01  
 Date: 01/18/2018  
 Scale: AS SHOWN  
 Author: J. B. BROWN  
 Check: J. B. BROWN  
 Plot: 01/18/2018 10:00 AM

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