

OFFICE FOR RENT



Black Jack Street
Cirencester,
Gloucestershire
United Kingdom

Monthly Rent
£4,000

Size **0 Sq M** Date Listed **01/10/2023**
 Year Built Listing ID **GL-**
 Office Class **1641863240**
 Listed by: **Listanza Services Group**

For more information, visit:
<https://www.globallistings.com/6611463>

Overview

Location Cowley House is situated midway on Black Jack Street between Knead Bakery and lola ladies fashion shop, a short walk from Cirencester's Market Square. The premises are ideally located in easy reach of Cirencester's variety of shops, cafes, restaurants, banks and Post Office. Description The premises comprise two single offices located on the second floor at the front of Cowley House, overlooking Black Jack Street. The offices benefit from gas fired central heating, spot lighting and carpets. Shared toilet facilities are provided for in The Stable Yard shopping arcade behind Cowley House. Accommodation The following dimensions are approximate only: Ground Floor Shared entrance off of Black Jack Street Stairs. Second Floor Office S1: 14' max x 13'8" max Office S2: 16'x 14'4" Externally Shared toilet facilities are provided in The Stable Yard Shopping Arcade at the rear. Total N.I.F.A. Approx. 172 sq.ft. 187 sq.ft. Tenure A new 3 year lease is available under internal repairing terms, with a Tenant option to break with 3 calendar months' notice on or after 12 months. A 3 month deposit is required. VAT is not payable. Utilities Buildings Insurance All reasonable use of utilities buildings insurance are included in the rent. Business Rates Rateable Values: Office S1 £970.00 Office S2 £1,225.00 Small Business Rates Relief / exemption may be available. Local Authority Cotswold District Council - Tel: Energy Performance Certificate The EPC rating to

be advised. For more details and to contact:

Contact

Email

Phone