



1st Floor Left, Queen Anne House, Cirencester,  
TO LET £6,000 p.a.x. (Flexible breaks available)

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property llp

# 1st Floor Left, Queen Anne House

## 66 Cricklade Street, Cirencester, Glos, GL7 1JN

£6,000 p.a.x. (Flexible breaks available)

### LOCATION

Situated on Cricklade Street, a short walk due south of The Market Square, the offices are located across the first floor of a handsome Grade II Listed building which once formed part of an old brewery complex originally located at the site.

### DESCRIPTION

The suite is located across the first floor overlooking landscaped gardens and offers a comfortable, bright & quiet working environment in this popular office building. The premises comprise a large office to the rear of the building with additional front office adjoining. The suite benefits from modern good quality & generously sized built-in wall storage units, gas fired central heating, intruder & fire alarms, Cat 2 & spot lighting, kitchenette and fitted carpets throughout. Shared W.C. facilities are located on the first and second floors.

### ACCOMMODATION

The following dimensions are approximate only:  
Ground Floor - Shared entrance & Stairs.  
First Floor  
Office 1 (Rear): 19'11"max x 17'11"  
Office 2 (Front): 15'11" x 14'5"  
Landing: Ladies & Gents WC's  
Total N.I.F.A. approx. 570 sq.ft. (53 sq.m.)

### TENURE

A new 3 year lease is available under internal repairing terms, with a Tenant option to break with 6 calendar month's notice at any time. A 3 month deposit is required.

### UTILITIES

Electricity and gas will be recharged to the tenant based on the % of the floor area occupied within the building as a whole (equating to 22%).

### SERVICE CHARGE

Approx. £55 pcm towards the cost of services to common parts, including cleaning, alarm, buildings insurance and lighting.

### BUSINESS RATES

Rateable Value: £5,400.00  
Small Business Rates Relief / exemption may be available.

VAT is payable.

### ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of D.

### LOCAL AUTHORITY

Cotswold District Council

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