



**2A THE WOOLMARKET
CIRENCESTER
GLOUCESTERSHIRE
GL7 2PR**

**A suite of 3 offices centrally located above
The Woolmarket Shopping Centre just off
Cirencester's Lower Market Square**

- 649 sq ft (60.30 sq.m)
- New lease available
- Popular central location

LOCATION

Located in the heart of the town, The Woolmarket is a popular shopping centre situated at the junction of the Market Place, Forum Car Park and Dyer Street. To the rear is the Waterloo Car Park. 2A is located across a first floor at the front of the shopping centre above Chickadee children's clothes shop, overlooking Dyer Street. The office suite is accessed from an entrance in the Woolmarket by the Ram Statue.

Cirencester is a thriving historic market town and is known as the "Capital of the Cotswolds". It is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham and Gloucester 13 miles to the north-west. The town is a major centre for the local road network, where 8 'A' Class roads converge on the town, the most important of which, the A419/A417 trunk road, provides the link between the M4 and the M5.

A range of long-standing tenants occupy The Woolmarket including Chickadee, Children's clothing, Crocodile Toy Shop, Ride 24/7 cycle shop and Café Mosaic, as well as a range of other shops, salons and offices. Argos, M&S, The Cotswold Market Gardener, New Wave, Toomers and a range of other convenience shops are all directly opposite or within 100 metres. Cirencester boasts a wide variety of restaurants, cafes, hotels, shop, banks and a post office, all within 300 metres.

DESCRIPTION

Situated across a first floor in the heart of The Woolmarket Shopping Centre, 2A offers an independent first floor office suite with two large offices, reception area and a meeting room, plus its own toilet and kitchenette facilities.

The offices benefit from a recent program of redecoration, electric storage heaters, and new LED lighting and carpets throughout. Good natural light is provided to the principal offices by three sash windows to the front of the building. The premises are independently metered for electricity and BT & Broadband connections are available subject to the necessary transfers.

Ample car parking is available in the Waterloo public car park at the rear of the shopping centre and in The Forum car park located within easy walking distance opposite.

ASSESSMENTS

Rateable Value: £4,950.00 (Note: Small business rates relief/exemption may be available.)

TERMS

Rent: £7,400.00 per annum exclusive. Rent is payable quarterly in advance.

Term: A new lease is available for a minimum term of 3 years, to be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Repairs: Tenant will be responsible for internal repairs and redecoration in the last 3 months of the term.

Deposit: A 3 month rent deposit will be required.

Insurance: Landlord insures the building, the Tenant reimburses the cost of the insurance premium approximately £174.00 per annum. The Tenant is responsible for their own contents insurance.

ACCOMMODATION

The following measurements are approximate

Office 1	17'5 x 11'8
Office 2	16'1 x 14'3
Meeting Room/Office 3	10'3 x 8'10
Reception	10' x 8'9
Kitchenette	6' x 1'8
WC	

VAT

VAT is payable in addition to the passing rent, service charge, insurance and deposit.

SERVICE CHARGE

A service charge of £2,164 per annum will be payable to the Landlord for the cost of services to both the internal and external common parts, including a part time caretaker who opens up and closes the gates each day (private access available), CCTV, signage, waste management, watering/management of all tubs, pots and box planters.

SERVICES

Mains electricity and drainage are connected to the premises.

LEGAL COSTS

Each party shall be responsible for their own legal fees in connection with this transaction.



Viewing strictly via:

Roberta Hartley MRCIS
Roberta.Hartley@carterjonas.co.uk
Telephone: 01865 517000

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

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