

**30A Dyer Street,  
Cirencester, Gloucestershire.**



**Jackson-Stops  
& Staff**



## **First Floor Office To Let**

**Burford 01993 822661**

burford@jackson-stops.co.uk  
112 High Street  
Burford OX18 4QJ

**Chipping Campden 01386 840224**

chippingcampden@jackson-stops.co.uk  
Market House  
Chipping Campden GL55 6AJ

**Cirencester 01285 653334**

cirencester@jackson-stops.co.uk  
Dyer House  
Cirencester GL7 2PP

**People Property Places**



**TO LET**

**NEW LEASE**

**30A Dyer Street  
Cirencester  
Gloucestershire GL7 2PF**

**A self contained first floor office suite situated in the centre of Cirencester, close to the Market Place, and The Forum and Waterloo Car Parks.**

Having a population of approximately 19,000, Cirencester is a thriving Cotswold town noted for its specialist shopping centre and benefiting from excellent communications being situated between the M4 and M5 motorways which are approximately 18 miles distant to the south east and north west respectively.

The premises comprise first floor offices having principal aspects onto Dyer Street and Catalpa Square, and approached via a wide pedestrian terrace overlooking the Forum. The accommodation has recently been refurbished and benefits from suspended ceilings and Cat2 lighting.

## **Accommodation**

Reception Area	17'7" x 7'9" (5.36m 2.36m)
Office 2	17'2" max x 13'11" max (5.23 m max x 4.24m max) Full height fitted cupboards
Office 3	18'2" max x 17'2" max (5.54m max x 5.23m max) Full height fitted cupboards

Ladies and Gent's Cloakrooms.  
Kitchenette with stainless steel sink unit,  
fitted cupboards and water heater.

**Total net internal floor area: 675 sq.ft. (62.7 sq.m)**

## **Services**

Mains water and electricity. Electric night storage heaters.

## **Local Authorities**

Cotswold District Council,  
Trinity Road,  
Cirencester,  
Gloucestershire  
Telephone 01285 623000

Gloucestershire County Council,  
Shire Hall,  
Westgate Street,  
Gloucester  
Telephone 01452 425000

## **Outgoings**

The property is described in the 2010 Valuation List as 'office and premises' and assessed for business rates at rateable value £6,100. 2016/2017 uniform business rates payable 49.7 pence in the £ (48.4 pence in the £ for small businesses). Qualifying occupiers may be able to claim 100% exemption from business rates. Further details can be obtained from the Local Authority.

## **Terms**

A new full repairing and insuring Lease to be granted for a term to be negotiated. The cost of insurance, external repairs and decoration, and caretaking will be collected from the Tenant as service charges.

Also available on an internal decorating basis by way of a six month licence at a monthly fee of £675, exclusive.

## **Rent**

£6,750 per annum, exclusive of business rates and other metered charges, payable in advance

## **Rental Deposit**

A three month rental deposit will be required.

## **Viewing**

Strictly by prior appointment with the sole letting agents.

Jackson-Stops & Staff Commercial  
Dyer Lodge  
Dyer Street  
Cirencester  
GL7 2PP

David Morris : 01285 653334

# People **Property** Places

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