Whitmarsh Lockhart

TO LET



The Old Museum, Tetbury Road

Cirencester, GL7 1UP

UNIQUE PROMINENT GATEWAY LOCATION

3,378 sq ft
(313.83 sq m)

- RARELY AVAILABLE
- CHARACTERFUL BUILDING
- ALTERNATIVE USE POTENTIAL INCLUDING RESTAURANT

RICS Regulated by RICS

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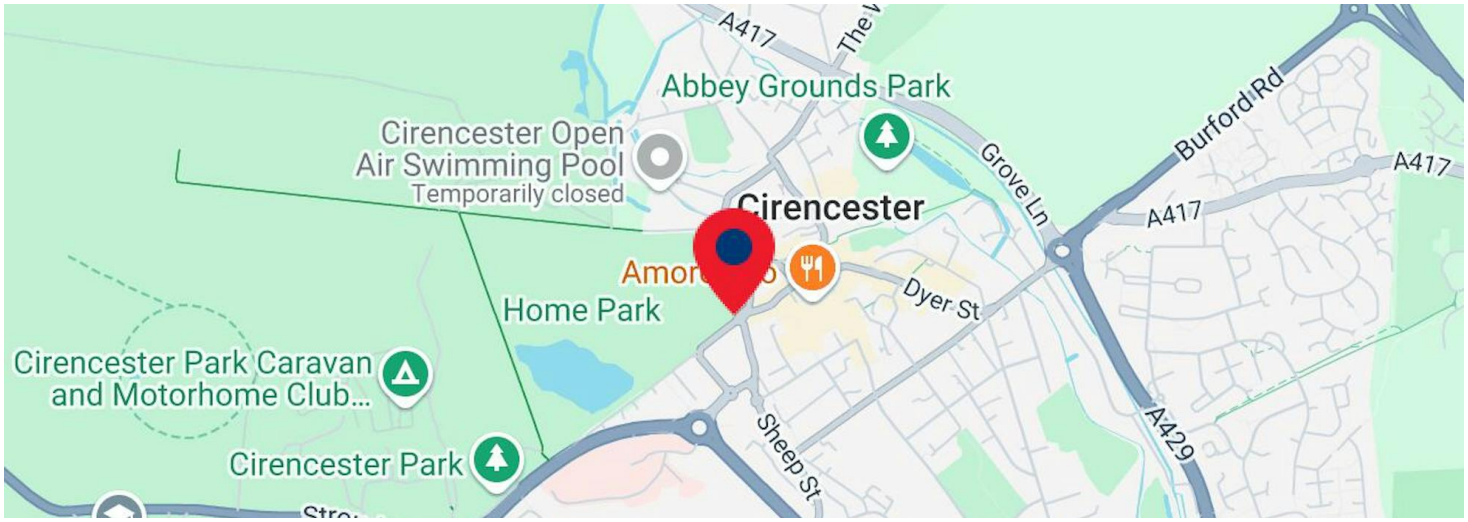

Summary

Available Size	3,378 sq ft / 313.83 sq m
Rent	£49,500 per annum
Rateable Value	£39,000
Rates Payable	£16,848 per annum
Service Charge	N/A
EPC	D (82)

Location

The property in an accessible location in the centre of Cirencester. This location gives good access to the A417 and A419 leading to the M4 and M5 motorways. Rail services are available at Swindon and Kemble.

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Description

A unique prominent property located close to the historic centre of Cirencester. The building provides 3,378 sq. ft of open plan accommodation with a separate meeting room suite, and benefits from Male and Female WCs and kitchenette.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,528	141.96
1st - Office	1,147	106.56
Ground - Annex Office	506	47.01
1st - Annex Office	227	21.09
Total	**3,408**	**316.62**

Viewings

Viewing and further information is strictly by prior appointment through the agent.

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