

alder king

PROPERTY CONSULTANTS

TO LET



Cirencester Office Park

Tetbury Road, Cirencester GL7 6JJ

Ground and First Floor Office Suites – 1,228 – 6,743 sq ft (114.08 - 626.42 sq m)



Location

Cirencester is situated equidistant between the M5 to the north and M4 to the south. Gloucester and Cheltenham are 12 miles to the north and Swindon is 14 miles to the south, accessed via the dual carriageway A417/A419.

Cirencester Office Park is a modern office scheme of three significant properties located approximately 0.5 miles to the northwest of Cirencester town centre fronting the A429 Tetbury Road close to the Royal Agricultural University.

Kemble's mainline railway station is just 3.5 miles away and provides direct access to London Paddington in 75 minutes and Swindon to the south and Cheltenham to the north in just 20 minutes each.

M4 – J15



14 miles south

M5 – J11a



15 miles north

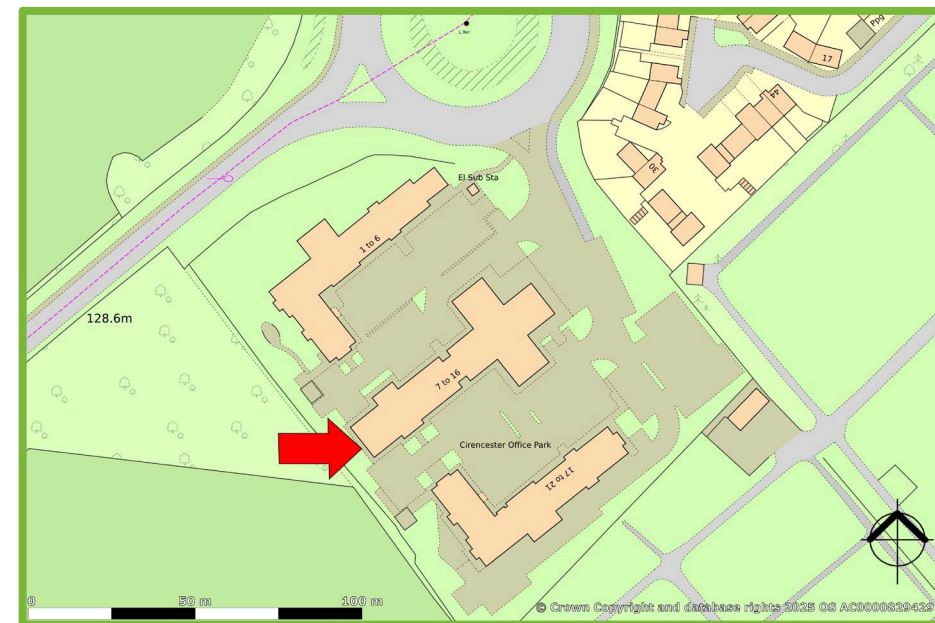
Cirencester



1/2 mile

**Kemble
Railway
Station**

3.5 miles



Accommodation

Description

The 3 storey stone clad office building provides office suites which are generally open plan with some benefitting from demountable partitioning. Each suite has its own dedicated kitchenette area and wc & shower facilities are shared on each floor.

The suites have raised floors and suspended ceilings with openable windows and most have comfort cooling as well as perimeter radiators.

The suites can be taken individually or by combination thus enabling a whole floor to be occupied exclusively.

Suite 8 on the ground floor has an additional separate entrance as well as the main shared one which provides lift and stair access to the upper parts.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Car parking

The suites have allocated parking as follows:

- Suite 7 – 5 spaces
- Suite 8 – 7 spaces
- Suite 10 – 5 spaces
- Suite 11 – 8 spaces

Area	sq ft	sq m
Ground Floor – Suite 7	1,228	114
Ground Floor – Suite 8	2,015	187
First Floor – Suite 10	1,262	117
First Floor – Suite 11	2,238	208
TOTAL	6,743	626

**Fully accessible
raised floors**



**Suspended
ceilings**



**Comfort
cooling**



**On-site
parking**



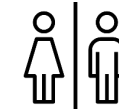
**LED
lighting**



Kitchenettes



**WC & shower
facilities**



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation currently has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Cotswold District Council.

Tel: 01285 623000 or www.cotswold.gov.uk

Business Rates

The Rateable Values for the available suites with effect from 1 April 2026 are:

- Suite 7 – £21,500
- Suite 8 – £34,500
- Suite 10 – £22,000
- Suite 11 – £36,250

Interested parties should make their own enquiries to Cotswold District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

The suites have the following EPCs:

- Suite 7 – B (45) valid to 5 July 2036
- Suite 8 – B (45) valid to 5 July 2036
- Suite 10 – B (48) valid to 26 July 2033
- Suite 11 – B (946) valid to 26 July 2033

Leases/Terms

The suites are available individually or by combination to suit occupiers. Leases are available on effective new full repairing and leases by way of service charge for a term of years to be agreed directly with the Landlord.

Rent

The rents for the suites are stated below on a per annum exclusive basis:

- Suite 7 – £19,750
- Suite 8 – £32,250
- Suite 10 – £20,000
- Suite 11 – £35,750

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

Prospective tenants will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: JDG/92103 **Date:** December 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

