



## Go3 Tetbury Road

Cirencester, GL7 6JJ

£1,240 PCM



Welcome to Cirencester Office Park Go3 226 sqft - this exciting opportunity has arrived for us to offer PRESTIGIOUS office space to rent on the south-western edge of Cirencester - Embracing Success is this modern building which is finished and furnished to a very high standard.



### Description

Suite G03 is situated on the Ground Floor with 4 workstations - approx. 226 sqft - Shared with own desk, chair, pedestal and lockable cabinet.

### Facilities

There are communal facilities including; staff kitchens, male and female toilets with shower facilities, informal breakout spaces and lift to all floors. Post handling is also included.

With meeting facilities a Board room including catered options are available on an Hourly, and Daily basis at additional cost.

### Services

The property has a high speed broadband network and is served by the Business Centre's IT provider.

Cleaning, electricity, heat and access of communal staff facilities are included; Broadband and telephone services charges are billed separately depending on usage and package chosen.

### Parking Arrangements

There are ample parking spaces which are on a first come first served basis.

### Location

Cirencester is a thriving market town, well located in the Cotswolds close to Cheltenham, Gloucester & Swindon. With many main road links including; A419/417 dual carriageway, and the A429, which provides fast access to both M4 & M5.

Sitting boldly in a prominent position adjacent to the Tetbury Road roundabout on the A429, this is the main access route on the fosse-way into Cirencester from the South West.

### Non-Domestic Rates

These are included in the monthly rent.

### Tenure

Leasehold

### EPC Rating B

### VAT

VAT is charged at the prevailing rate 20%

### Terms & Conditions

The office space is available on an easy set up basis; all other terms and services are to be agreed with the landlord.

### Viewings

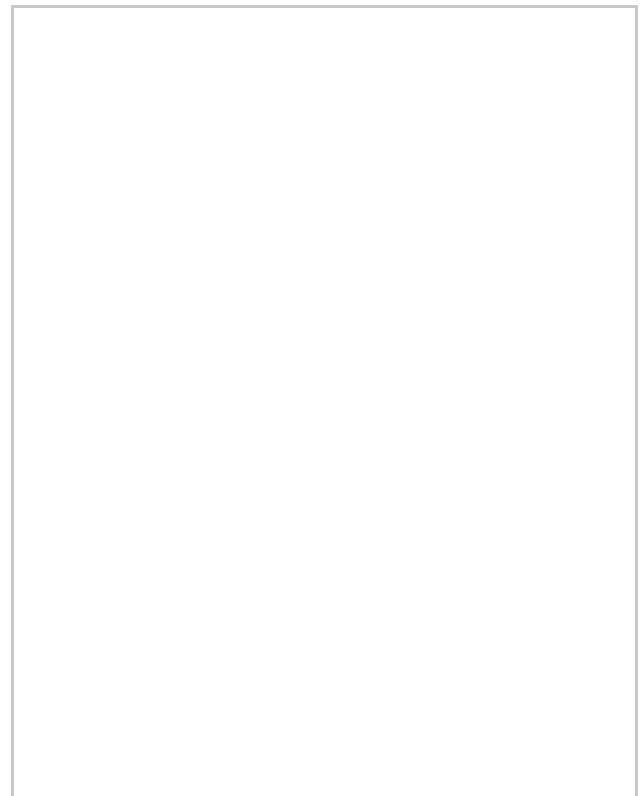
Viewings are welcomed by appointment through the landlords Sole Agent, please call the team at ADKINS LETTINGS in Cirencester, or email at info@adkinshome.co.uk - We look forward to hearing from you soon.

Residential Sales | Lettings | Management - 01285 239 486

### Area Map



### Floor Plans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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[adkinspropertygroup.co.uk](http://adkinspropertygroup.co.uk)

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