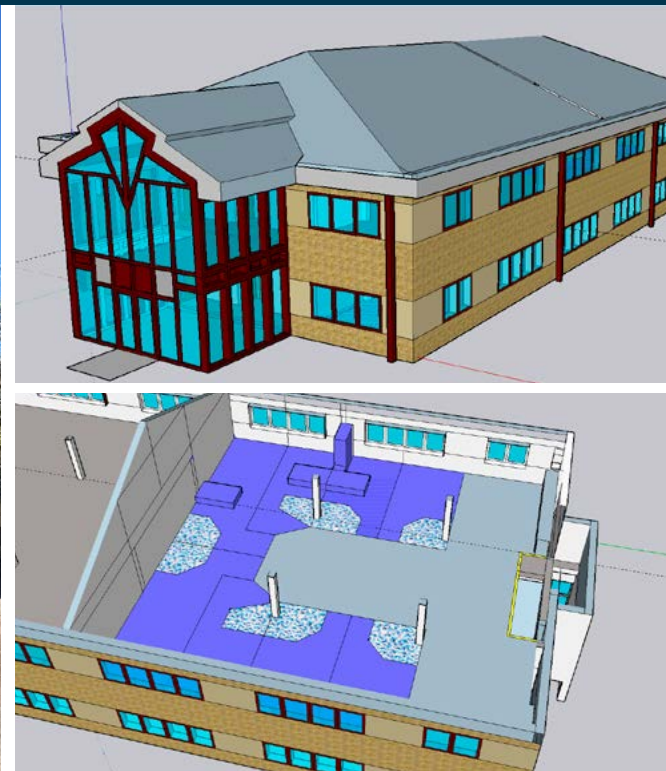


# SMETHURST

## TO LET

CHANDLERS HOUSE, WILKINSON ROAD,  
CIRENCESTER, GL7 1YT

**2,500 - 10,859 Sq ft (232.2 - 1,008.8 Sq m)**



- > Substantial building
- > 52 car parking spaces (23 located in the basement)
- > Prominent location
- > Suitable for alternative uses STP
- > Space available from 2,500 sq ft

## LOCATION

Chandlers House is superbly located in Cirencester fronting Wilkinson Road just five minutes' drive to the A417 dual carriageway. The offices are within walking distance of Cirencester Market Place and all the facilities that the town offers, including numerous specialist retailers, cafés, bars and restaurants.

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 A417 / A419 which are in the main dual carriageways. Kemble railway station is only 3 miles away and provides direct access to London Paddington in 75 minutes and Swindon or Cheltenham in 20 minutes.

## DESCRIPTION

Chandlers House is a two-storey office building of modern construction which benefits from 52 car parking spaces, 23 of which are in the secure basement.

The property will be refurbished to a pre-agreed specification under an agreement for lease and currently benefits from:

- Open plan layout (some cellular offices)
- Gas fired heating
- Large reception area
- CAT II Lighting
- WC and Kitchen areas on each floor
- 52 car parking spaces (23 located in the basement)

## ACCOMODATION

We have been provided with the following floor areas which are understood to have been measured on a Net Internal Basis and in accordance with the RICS Code of Measuring Practice.

Ground Floor	5,278 sq ft	490.33 sq m
First Floor	5,292 sq ft	491.63 sq m
Reception	289 sq ft	26.84 sq m
<b>Total Area</b>	<b>10,859 sq ft</b>	<b>1,008.82 sq m</b>

## TERMS

The property is available by way of a new lease agreement direct with the landlord for a term of years to be agreed. The agreed rent will be dependent on the level of refurbishment agreed between the Landlord and Tenant. For further information please contact the Agents.

## SERVICES

We are advised that all main services are connected to the premises and 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.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## BUSINESS RATES

We anticipate that the building will be re-assessed for rating if subdivided.

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](http://www.voa.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate rating is D (79). The full certificate and recommendations can be provided on request.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

## VIEWING

Viewing and further information is strictly by prior appointment through the joint agents;

### Smethurst Property Consultants

**Daniel Smethurst**

**T** 01793 847 470

**M** 07990 064 334

**E** [daniel@smethprop.co.uk](mailto:daniel@smethprop.co.uk)

**Important** Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.