



**STIBBARD**  
PROPERTY



### **Office 3, The Old Rushworks, Cirencester, GL7 1YD**

A conveniently placed ground floor office room within walking distance of the centre of Cirencester.

The room comes to a total of 70 sq ft and benefits from the use of a shared kitchen and WCs together with first come first served parking.

The market town of Cirencester is within striking distance of Cheltenham, Malmesbury, Bristol & Swindon and has easy reach of the M4 & M5 via the A419.

- Recently refurbished.
- Currently unassessed for business rates but the room will qualify for 100% small business rates relief.
- Services: Shared use of mains water, electricity, and drainage.
- To let for **£95 pcm** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | [AGS@STIBBARDPROPERTY.CO.UK](mailto:AGS@STIBBARDPROPERTY.CO.UK)  
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