Whitmarsh Lockhart

TO LET



Unit 18 Horcott Industrial Estate

Fairford, GL7 4BX

LIGHT INDUSTRIAL / WAREHOUSE UNIT WITH RECEPTION, OFFICE AND WCs

2,200 sq ft
(204.39 sq m)

- RECEPTION/OFFICE AND WCS
- 3-PHASE POWER SUPPLY
- ALLOCATED CAR PARKING AND LOADING
- EAVES HEIGHT APPROX 4M
- ROLLER SHUTTER DOOR AND PEDESTRIAN/CUSTOMER ENTRANCE
- GOOD ACCESS TO A417

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Summary

Available Size	2,200 sq ft / 204.39 sq m
Rent	£23,000 per annum
Rateable Value	£19,000
Rates Payable	£8,208 per annum
EPC	E (105)

Location

Horcott Industrial Estate is located on the south west of Fairford. Fairford is a small town located 9 miles east of Cirencester and 15 miles north of Swindon, on the southern edge of the Cotswolds. It is well placed to accommodate local rural businesses but still provide wider access via the A417.

///what3words

https://what3words.com/innovate.city.aquatic

Description

Unit 18 is of steel portal frame construction, with part brick and steel profile clad elevations.

Vehicular access to the unit is gained via roller shutter loading doors in the front elevation, which measure 3.3m wide x 3.5m high.

To the front is a separate personnel entrance which opens into a reception/office with separate WC facilities. There is a three phase electrical power and mains gas supplies to the unit.

Externally there is allocated car parking and a loading apron.

Accommodation

Name	sq ft	sq m
Ground - Warehouse and WC's	2,200	204.39
Total	**2,200**	**204.39**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

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



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