Whitmarsh Lockhart

TO LET



Unit 9 Horcott Industrial Estate

Horcott Road, Fairford, GL7 4BX

END TERRACE INDUSTRIAL UNIT ON AN ESTABLISHED INDUSTRIAL ESTATE

1,958 sq ft
(181.90 sq m)

- END TERRACE UNIT
- ESTABLISHED INDUSTRIAL ESTATE
- RECEPTION & WC's
- 3-PHASE POWER SUPPLY
- AllOCATED CAR PARKING AND LOADING

RICS Regulated by RICS

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Summary

Available Size	1,958 sq ft / 181.90 sq m
Rent	£22,500 per annum
Rateable Value	£17,500
Rates Payable	£7,560 per annum
EPC	C (57)

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 9 is of steel portal frame construction, with part brick and steel profile clad elevations. Vehicular access to the unit is gained via a roller shutter loading door. The unit benefits from a reception area with separate WC facilities. There is a minimum clear eaves height of 4m, in addition to a three phase electrical power supply and warehouse lighting.

Externally there is allocated car parking and a loading area.

Accommodation

Name	sq ft	sq m
Ground - Light Industrial / Warehouse	1,958	181.90
Total	**1,958**	**181.90**

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 agent.



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