Whitmarsh Lockhart

TO LET

Unit 27 Horcott Industrial Estate

Fairford, GL7 4BX

END OF TERRACE UNIT WITHIN AN ESTABLISHED INDUSTRIAL ESTATE

2,030 sq ft
(188.59 sq m)

- END OF TERRACE INDUSTRIAL UNIT
- 4M EAVES HEIGHT
- TWO WCS
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING AND LOADING

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Summary

Available Size	2,030 sq ft / 188.59 sq m
Rent	£22,500 per annum
Rateable Value	£17,250
Rates Payable	£7,452 per annum
EPC	D (80)

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 27 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 an entrance area with separate WC facilities.

There is a minimum clear eaves height of 4m, in addition to a three phase electrical power supply, warehouse lighting and a capped gas supply.

Externally there is allocated car parking and a loading area.

Accommodation

Name	sq ft	sq m
Ground - Warehouse including WCs	2,030	188.59
Total	**2,030**	**188.59**

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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