

Unit 20, Horcott Industrial Estate Fairford

Light Industrial / Warehousing Unit
2,198 sq ft (204.16 sq m)

Good access
to A417



Eaves height approx
5 meters



Three phase electric



Cirencester, approximately
9 miles away.



Roller shutter door & pedestrian/
customer entrance



Unit 20, Horcott industrial Estate

Fairford GL7 4BX



Description

Unit 20 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 male and female 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.

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.

Tenure

A new lease is available for a term of years to be agreed.

Property owned by **Mileway**

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. January 2022.

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EPC

A copy of the EPC is available upon request. The unit has an energy performance rating of D:77.

Quoting Terms

£22,000 per annum exclusive.

Please note that all rents are exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

Viewing / Further Information

Please contact:



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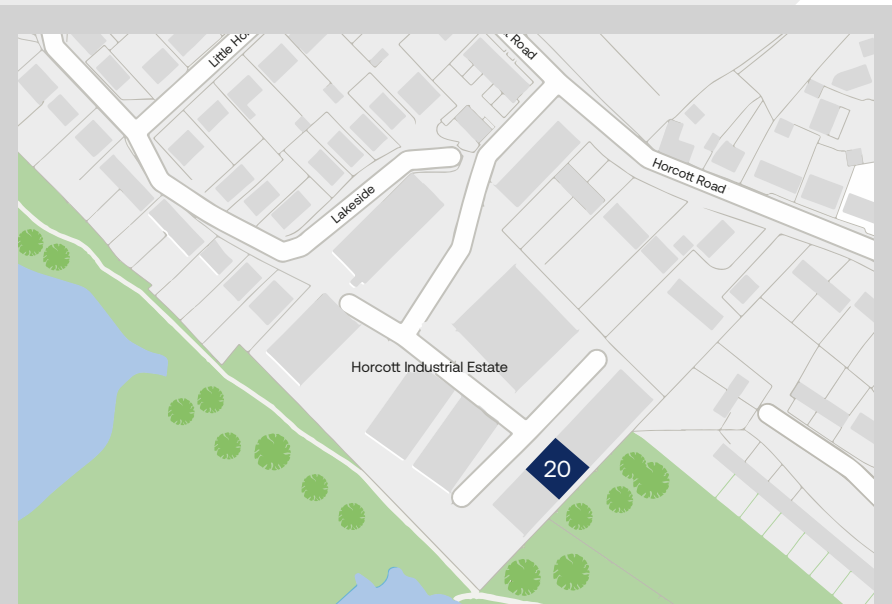
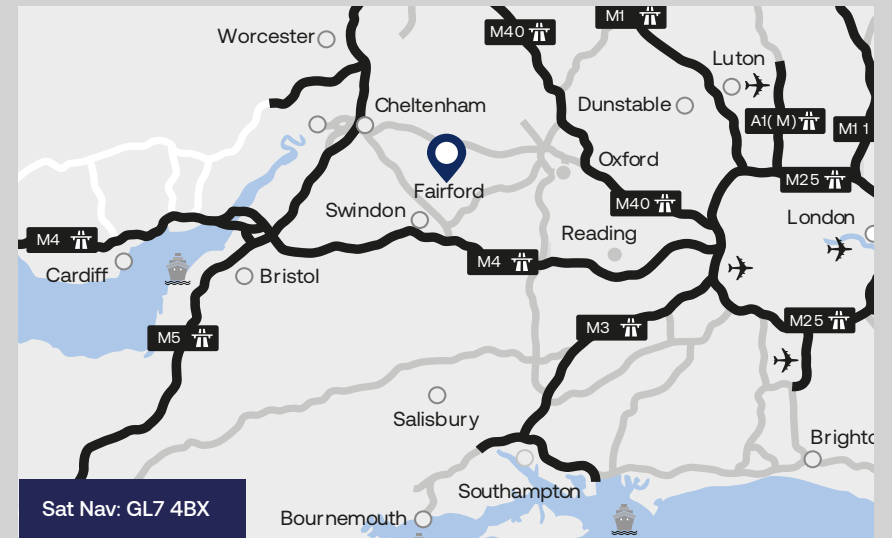
Business Rates

The current Rating List (2017) shows the unit as having a rateable value of: £10,750.

Please note the rateable value is not the same as rates payable.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.



Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)	Rent per annum
Unit 20	2,198	204.16	£22,000

Warehouse inc office

Mileway