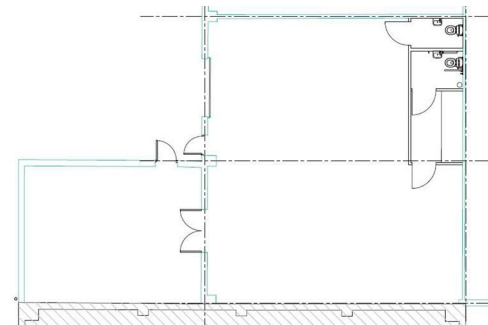


established 200 years

# Tayler & Fletcher



29 Old Station Yard, Bourton-On-The-Water, Cheltenham GL54 2RZ

**£20,000 Per Annum**

*Fully Refurbished Industrial Unit Available To Let. The end terrace Unit will be 2,000 sq ft available November 2023. Situated next to trade counter businesses including tool station.*

**Deposit £1,200**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## **Bourton Industrial Park**

Bourton Industrial Park is a 30 acre site comprising approximately 70 warehouses and office buildings, totalling over 300,000 sq ft. The park hosts a wide variety of regional businesses as well as national brands including, Screwfix, Tool Station, Travis Perkins, Wolseley and Howdens.

### **Description**

Unit 29 Old Station Yard offers approximately 2,000 SqFt of flexible show room, warehouse, and office space. The unit is an end terrace steel frame building clad with reconstituted Cotswold stone elevations and insulated profiled cladding. The property benefits from roller shutter door access to the warehouse and glazed pedestrian door.

The unit is available to occupy from Q1 2024 following complete refurbishment, including windows, roof, flooring, lighting and cladding.

### **Location**

The site is on the edge of Bourton-on-the-Water with immediate access to the A429 "The Fosseway" connecting the southwest with the midlands and with circa 10k traffic movements per day. The site is a short drive from Stow-on-the-Wold (3.5m), Burford (11 miles) and Moreton-in-the-Marsh (7.5 miles). The property is also approximately 16 miles from Cheltenham, 30 miles from Oxford and 16.5 miles from Cirencester. The nearest mainline train stations are at Moreton in Marsh (7.5 miles) and Kingham (8.5 miles).

### **Accommodation**

Industrial/Warehouse area 2,000sq ft.

### **Tenure**

Leasehold, subject to a new 10 year lease, terms to be negotiated.

### **Price**

The rent is £19,500 per annum exclusive.

### **Legal Costs**

Each party are responsible for their own legal costs that may be incurred.

### **Business Rates**

The property has a rateable value of £9,200.

### **EPC**

An EPC will be instructed when the current refurbishment is complete.

### **Further Information**

For further information on the specification of the build please contact the agents.

### **Viewing**

The property is within an active development site so viewings need to be arranged with the agents.

Tayler and Fletcher, Fox Cottage, Digbeth Street, Stow on the Wold, GL54 1BN.

FAO Robert Holley or Harry Penman

Tel: 01451 830383

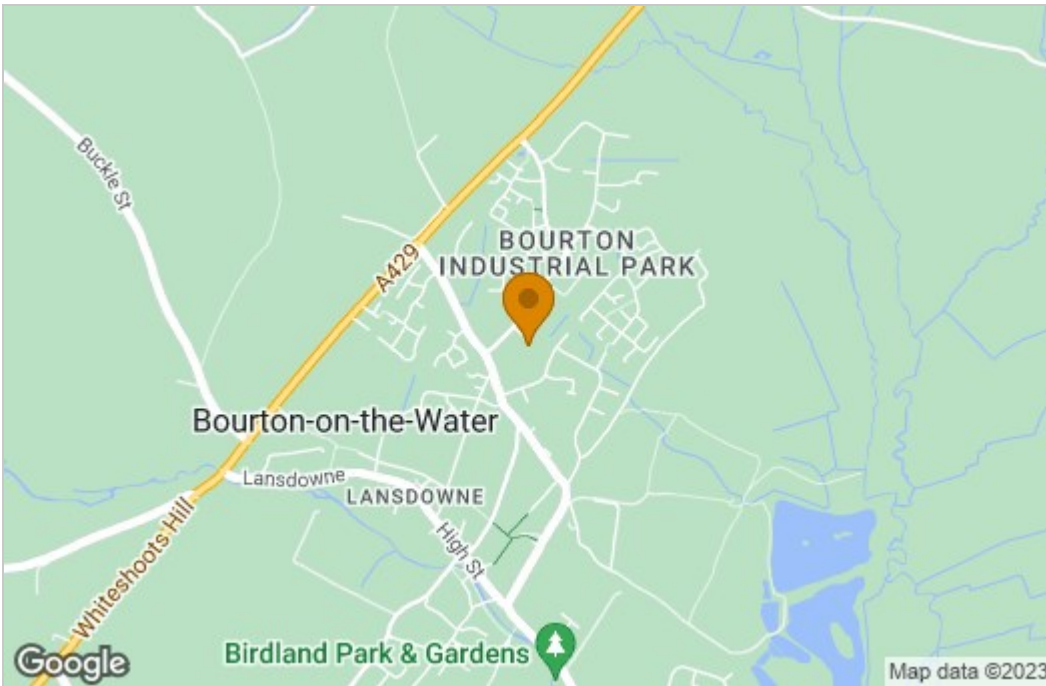
Email: robert.holley@taylerandfletcher.co.uk or

harry.penman@taylerandfletcher.co.uk

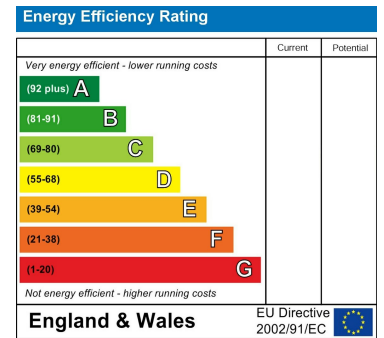


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.