

# Horcott Industrial Estate Fairford

Available to Let  
Warehouse

1,958 - 6,363 sq ft (182 - 591 sq m)

20



3 phase power



Allocated car parking & loading



Approximately 5 m eaves height



Good access to A417



9 miles to Cirencester



Units 19 & 20 can be combined



# Horcott Industrial Estate

Units 10-27, Horcott Road Fairford GL7 4BX



## Description

These warehouse units are of steel portal frame construction, with part brick and steel profile clad elevations. Vehicular access to the units is gained via roller shutter loading doors in the front elevation, which measure 3.3 m wide x 3.5 m high. The units have 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. Externally, there is allocated car parking and a loading area.

Units 19 & 20 can be let separately or combined as one unit.

## Location

Horcott Industrial Estate is located on the south west of Fairford - 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

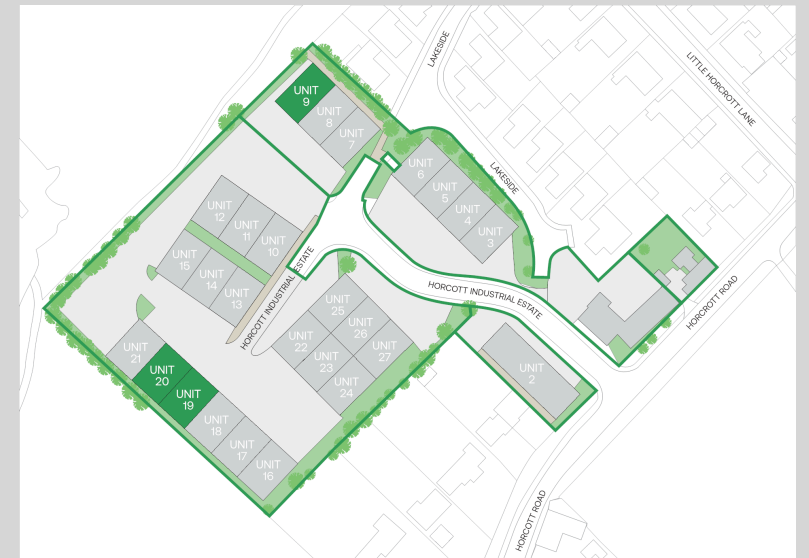
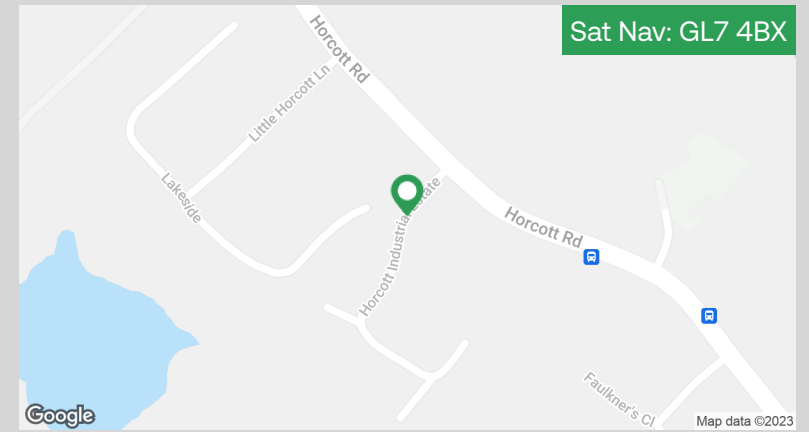
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 9	Warehouse	1,958	182	Immediately
Unit 19	Warehouse	2,207	205	Immediately
Unit 20	Warehouse	2,198	204	Immediately
<b>Total</b>		<b>6,363</b>	<b>591</b>	

**Mileway**