

Horcott Industrial Estate Fairford

Available to Let
Warehouse

1,958 - 4,156 sq ft (182 - 386 sq m)

20



Three-phase electricity



Allocated car parking & loading



Approximately 5 m eaves



Easy access to A417



9 miles to Cirencester

Horcott Industrial Estate

Fairford, GL7 4BX



Description

These warehouse units are of steel portal frame construction, with part brick and steel profile clad elevations. The units have a separate personnel entrance which opens into a reception/office with separate male and female WC facilities. The units benefit from three-phase electricity and mains gas supplies.

Externally, there is allocated car parking and a loading area. 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.

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:

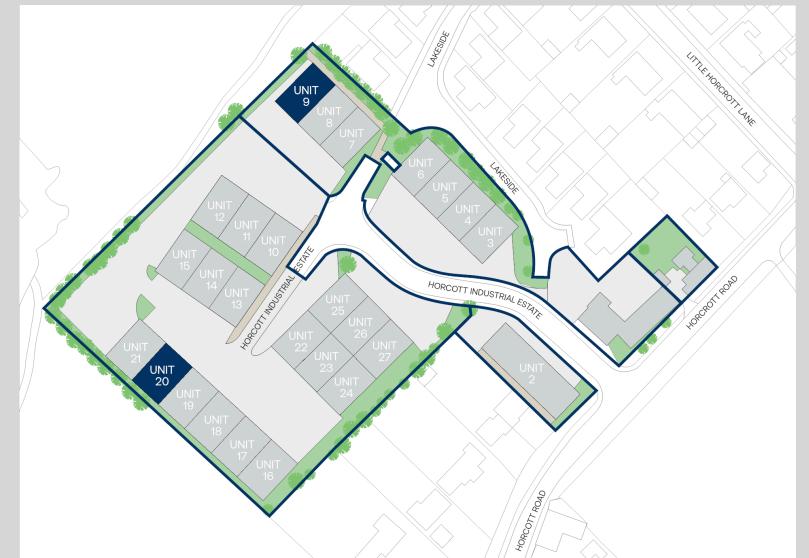
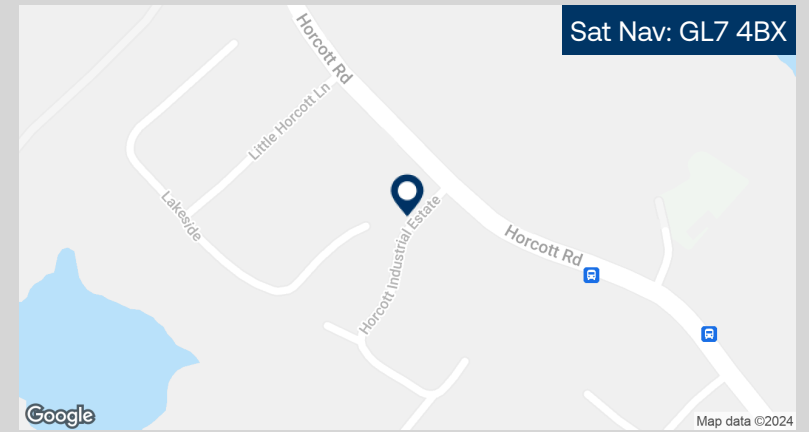
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 9	Warehouse	1,958	182	Immediately	£1,650 PCM
Unit 20	Warehouse	2,198	204	Immediately	£1,850 PCM
Total		4,156	386		

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