



Unit 8 Site D, Cotswold Airport

£1,250 pcm Leasehold

A versatile office/retail property comprising a single-storey building measuring approximately 1,045 Sq Ft. The property is situated within the secure and accessible Site D of the Cotswold Airport complex and offers excellent redevelopment or occupation potential.

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Description

The property comprises a detached, rendered masonry building under a flat roof and is laid out as a mix of workshop and office space. Features include wood laminate flooring, kitchenette, male and female WCs, and electric heating.

Externally, there is a large area of hardstanding to the front for vehicle parking and a landscaped area to the rear and side, which is available by separate negotiation.

Location

The property is located within the secure Site D at Cotswold Airport, formerly RAF Kemble, now a mixed-use civil aviation and business site. Access is available from the A433 (no southern access from A429), lying approximately equidistant—circa 8 miles—from Cirencester and Tetbury. The wider estate hosts a range of industrial, aviation, and commercial occupiers, with controlled entry.

Size

The accommodation extends to approximately 1,045 Sq Ft and is arranged as follows:

- Office/Workshop 923 Sq Ft
- Staff Facilities 122 Sq Ft

Additional Property

The adjoining office unit (measuring 1,231 Sq Ft of office is also available, and there is an area of land to the rear extending up to 10,000 Sq Ft which could be made available by separate negotiation.

Facilities

The property benefits from its own private staff WC's and kitchenette.

Services

The property is connected to mains electricity and water both sub-metered. Drainage is to a septic tank.

The property is subject to a service charge for the maintenance of estate roads and communal services. Details available on request.

Local Authority

Cotswold District Council.

Non-Domestic Rates

The property is assessed as having a Rateable Value of £10,250 in the 2026 Non Domestic Rating List.

This rateable value fall within the scope of 100% Small Business Rates Relief, subject to eligibility and separate occupation.

Energy Performance Certificate

The property has an energy rating of Class E.

Tenure

The property is offered on a new Full Repairing and Insuring lease for a term of years to be agreed. All other matters for negotiation. The Landlord would consider a sale of the property.

Agent's Note

The internal photographs of the property were taken in 2022.

