Four Shires Court, Cotswold Business Village, Moreton-in-Marsh, GL56 0JQ

To Let – Quality Industrial/Warehouse Units from 1,559 – 4,707 sq ft

white commercial.co.uk

Unit	Sq Ft	Sq M	Car Parking Spaces	Rent Per Annum	Service Charge PA	Building Insurance PA
5	1,589	147.62	3	£16,000	£953.40	£328.31
6	1,559	144.84	3	£16,000	£935.40	£328.31
7	1,559	144.84	3	£16,000	£935.40	£328.31
Total	**6,287**	**584.09**				

Units 5–8 are currently one unit with no dividing walls and can be made available either as a whole or divided into smaller units shown above.

Description
Four Shires Court comprises a development of quality modern Industrial and Warehousing units situated on a self-contained secure and gated site of 0.358 hectares (0.885 acres).

The units are all constructed to a modern specification built around steel portal frames incorporating concrete floors with clad and insulated elevations and stone features all under a mono pitched clad and lined roof incorporating translucent panels.

Each unit has a height to eaves of between 6.5-6.75m and is provided with concreate loading aprons and electrically operated roller shutter doors. Racking shown in the photographs is not included but might be available by negotiation.

Terms & VAT
The units are available either as individual units or combined, on new fully repairing and insuring leases, all exclusive of other outgoings and subject to contract. We are advised that VAT will be payable in addition to the rents and service charge.

Service Charge and Building Insurance
A contribution is to be made as detailed above to the maintenance, repair and landscaping of all shared and common areas of the site. The landlord will provide building insurance (subject to review in December 2026) and will recover the proportionate premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Services
We understand that all main services are provided to the property including three phase power supplies and gas and LED lighting. None of these services have however been tested by the agents.

Business Rates
The Rateable Values for the various units will need to be reassessed. Further information is available from White Commercial or via Cotswold District Council upon request.

EPCs
Current EPCs have either expired or are about to expire and new certificates will be obtained prior to completion of the leases.

Viewing and further information
Please contact Chris White & Harvey White
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Four Shires Court

Location
Moreton-in-Marsh is a key North Cotswolds market town, centrally located at the crossroads of the A429 (Fosse Way) and A44, offering excellent road links to Oxford, Worcester, Birmingham, and London (via M40/M5). Its strong transport hub includes a Great Western Railway (GWR) station with direct trains to London Paddington, Oxford, and Worcester on the Cotswold Line.

The units form part of the established Cotswold Business Village and has a diverse and well-established occupier base, including The Porsche Club Great Britain Travis Perkins, Cotswold Seeds and a mix of offices professional services, light industrial and trade-focused businesses.

Four Shires Court is situated on the A44 London Road, about one mile east of Moreton-in-Marsh town centre, offering strong connectivity across the Cotswolds and the wider region.

Travel Distances by Car

Destination	Miles	KM	Travel Time
Banbury	19	30.57	35 mins
Bicester	26	41.84	54 mins
Birmingham	53	85.29	1 hour 16 mins
Brackley	29	46.67	52 mins
Chipping Norton	7	11.26	14 mins
Cheltenham	24	38.62	51 mins
Leamington Spa	25	40.23	40 mins
London	89	143.23	2 hours 26 mins
Oxford	31	49.88	59 mins
Stratford Upon Avon	17	27.35	31 mins

FURTHER INFORMATION
These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. February 2026.