

TO LET

UNIT 27 HORCOTT INDUSTRIAL ESTATE • FAIRFORD • GL7 4BX



**Whitmarsh
Lockhart**

Commercial Property Advisors



188.6 sq m
2,030 sq ft

- END TERRACE INDUSTRIAL UNIT
- ESTABLISHED INDUSTRIAL ESTATE
- RECEPTION AND WC'S
- THREE PHASE POWER SUPPLY
- ALLOCATED CAR PARKING AND LOADING



Location

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

Description

Unit 27 is of steel portal frame construction, with part brick and steel profile clad elevations. Vehicular access to the unit is gained via a roller shutter loading door. The unit benefits from a reception/office area with separate WC facilities. There is a minimum clear eaves height of 4m, in addition to a three phase electrical power supply, warehouse lighting and a capped gas supply.

Externally there is allocated car parking and a loading area.

Accommodation

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Warehouse inc office WC's	188.6	2,030
Total	188.6	2,030

Tenure

A new lease is available for a term of years to be agreed.

Quoting Terms

£19,275 per annum exclusive.

Please note that all rents are exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

Business Rates

The current Rating List (2017) shows the unit as having a rateable value of £10,000.

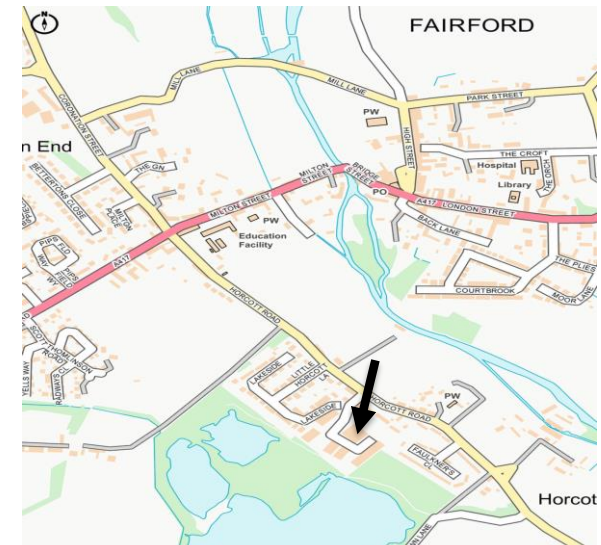
Please note the rateable value is not the same as rates payable.

Energy Performance Certificate

A copy of the EPC is available upon request. The property has an energy performance rating of D:78.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.



Contacts

Viewing and further information is strictly by prior appointment through the joint agents:

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Or

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