



Unit 21 Horcott Industrial Estate

Fairford, GL7 4BX

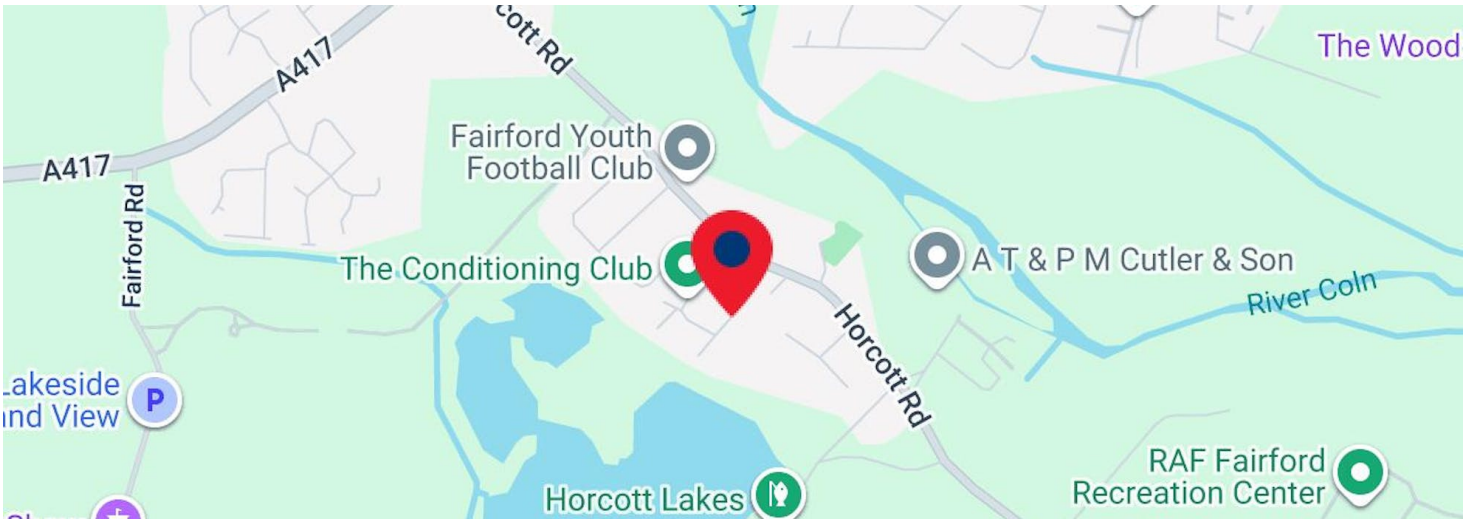
LIGHT INDUSTRIAL/WAREHOUSE

2,214 sq ft
(205.69 sq m)

- RECENTLY REFURBISHED
- ESTABLISHED INDUSTRIAL ESTATE
- RECEPTION, OFFICE AND WC'S
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING AND LOADING
- ADJACENT OVERFLOW CAR PARK

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Summary

Available Size	2,214 sq ft / 205.69 sq m
Rent	£22,250 per annum
Rateable Value	£13,000
Rates Payable	£6,487 per annum
EPC	C (63)

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.

//what3words

<https://what3words.com/innovate.city.aquatic>

Description

Unit 21 is of steel portal frame construction, with part brick and steel profile clad elevations. Vehicular access to the unit is gained via an insulated 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 to the front. There is an adjacent shared overflow car park.

Accommodation

Name	sq ft	sq m
Ground - Warehouse and WC's	2,214	205.69
Total	2,214	205.69

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

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



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