

TO LET

UNIT 20 HORCOTT INDUSTRIAL ESTATE • FAIRFORD • GL7 4BX



**Whitmarsh
Lockhart**

Commercial Property Advisors



204.16 sq m
2,198 sq ft

- LIGHT INDUSTRIAL / WAREHOUSE UNIT
- RECEPTION/OFFICE 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 20 is of steel portal frame construction, with part brick and steel profile clad elevations. Vehicular access to the unit is gained via roller shutter loading doors in the front elevation, which measure 3.3m wide x 3.5m high.

To the front is a separate personnel entrance which opens into a reception/office with separate male and female WC facilities. There is a three phase electrical power and mains gas supplies to the unit.

Externally there is allocated car parking and a loading apron.

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
Unit 20		
Warehouse inc office	204.16	2,198
Total	204.16	2,198

Tenure

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

Quoting Terms

£20,950 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: £10,750.

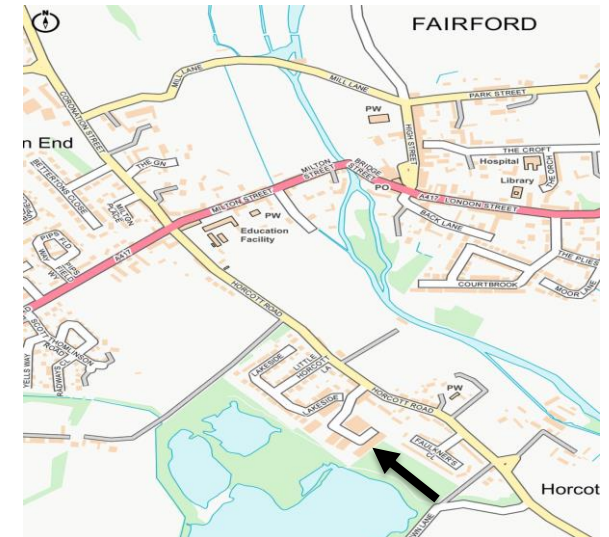
Please note the rateable value is not the same as rates payable.

Energy Performance Certificate

A copy of the EPC is available upon request. The unit has an energy performance rating of D:77.

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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