

# Horcott Industrial Estate

Fairford GL7 4BX Warehouse | 2,030 - 2,214 ft<sup>2</sup>



Three-phase electricity



Allocated car parking & loading



Approximately 5 m eaves



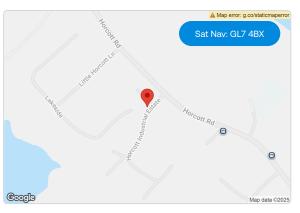
Easy access to A417



9 miles to Cirencester







## Description

These warehouse units are of steel portal frame construction, with part brick and steel profile clad elevations. The units have a separate personnel entrance which opens into a reception/office with separate male and female WC facilities. The units benefit from three-phase electricity and mains gas supplies. Externally, there is allocated car parking and a loading area. Vehicular access to the units is gained via roller shutter loading doors in the front elevation, which measure 3.3 m wide x 3.5 m high.

#### Location

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

## Further information upon request.

EPC is available

Monthly rent is an estimate based on a threeyear term, excluding VAT, insurance, service charge. Payment terms vary.

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Book a viewing

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Chris Brooks Whitmarsh Lockhart chris@whitmarshlockhart.com 01793 544834



#### Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
18	Warehouse	2,200	Upon request	1,835
21	Warehouse	2,214	Coming soon	1,845
27	Warehouse	2,030	Upon request	1,670
Total		6,444		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.



