

Horcott Industrial Estate

Fairford GL7 4BX

Warehouse | 2,030 - 2,214 ft²



Three-phase electricity



Allocated car parking & loading



Approximately 5 m eaves



Easy access to A417



9 miles to Cirencester

Available to Let

LastMileFirst | mileway.com





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

EPC EPC is available upon request.	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms 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](#)

Scott Jones
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Ralph Wells
WBM Commercial Property Ltd
ralph@wbmproperty.co.uk
01793 232658

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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway