

# 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

Available to Let



LastMileFirst | [mileway.com](https://www.mileway.com)



## Description

The units are 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 an entrance 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.

## 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**  
Unit 18 : C, Unit 21 : C, Unit 27 : D

**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](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
18	Warehouse	2,200	Immediately	1,835
21	Warehouse	2,214	Under offer	1,845
27	Warehouse	2,030	Immediately	1,670
<b>Total</b>		<b>6,444</b>		

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.

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