Horcott Industrial Estate

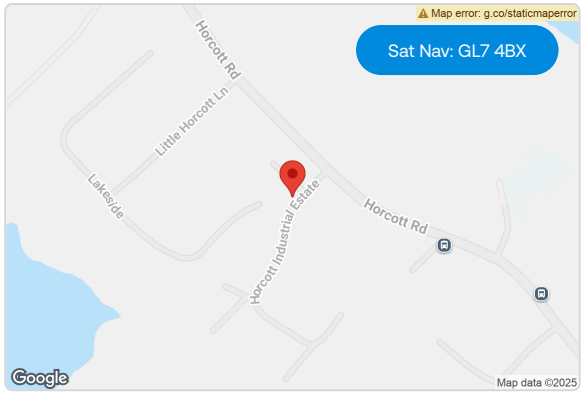
Fairford, GL7 4BX

Warehouse | 2,030 - 2,200 ft²

- Three-phase electricity
- Allocated car parking & loading
- Approximately 5 m eaves
- Easy access to A417
- 9 miles to Cirencester







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

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 (£)	EPC
18	Warehouse	2,200	Immediately	1,920	C
27	Warehouse	2,030	Immediately	1,875	D
Total		4,230			

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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