Mileway

Unit 9, Horcott Industrial Estate Fairford

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Good access to ANT

Alocated cat parking

To be refurbished Light Industrial / Warehousing Unit **1**,958 sq ft (181.9 sq m)

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mileway.com

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Logistics real estate urbanised

Unit 9, Horcott industrial Estate

Fairford GL7 4BX



Description

Unit 9 is 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 a reception area with separate WC facilities. There is a minimum clear eaves height of 4m, in addition to a three phase electrical power supply and warehouse lighting.

Externally there is allocated car parking and a loading area.

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.

Tenure

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

Property owned by Mileway

EPC

Quoting Terms

£19,600 per annum exclusive.

Please note that all rents are

Business Rates

A copy of the EPC is available upon The current Rating List (2017) shows request. The property has an energy the unit as having a rateable value performance rating of C:57. of £10,000.

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

Legal Costs

exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in transaction.

Viewing / Further Information

Please contact:

when

advance.



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Accommodation

Floor areas are as follows:			
Unit	Area (sq ft)	Area (sq m)	Rent per annum
Unit 9	1,958	181.9	£19,600

Warehouse inc WC's

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