Whitmarsh Lockhart

TO LET



Unit 20 Horcott Industrial Estate

Fairford, GL7 4BX

LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH RECEPTION, OFFICE AND WCs

2,198 sq ft (204.20 sq m)

- RECEPTION/OFFICE AND WCS
- 3-PHASE POWER SUPPLY
- ALLOCATED CAR PARKING AND LOADING
- EAVES HEIGHT APPROX 5M
- ROLLER SHUTTER DOOR AND PEDESTRIAN/CUSTOMER ENTRANCE
- GOOD ACCESS TO A417
- CIRENCESTER APPROX 9
 MILES AWAY



Unit 20 Horcott Industrial Estate

Fairford, GL7 4BX





Summary

Available Size	2,198 sq ft / 204.20 sq m
Rent	£22,000.00 per annum
Rateable Value	£12,750.00
Rates Payable	£6,362.25 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	D (77)

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.

///what3words

https://what3words.com/innovate.city.aquatic

Description

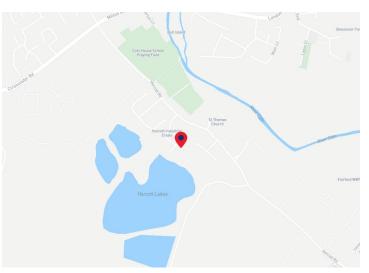
Unit 20 is of steel portal frame construction, with part brick and steel profile clad elevations. Vehicular access to the unit is gained via roller shutter loading doors in the front elevation, which measure 3.3m wide $\times 3.5m$ high.

To the front is a separate personnel entrance which opens into a reception/office with separate male and female WC facilities. There is a three phase electrical power and mains gas supplies to the unit.

Externally there is allocated car parking and a loading apron.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	2,198	204.20



Viewings

Viewing and further information is strictly by prior appointment through the agent.



Chris Brooks MRICS 01793 544834 | 07733 114566 chris@whitmarshlockhart.com