



commercial property consultants

## TO LET

UNIT 27, HORCOTT INDUSTRIAL ESTATE,  
FAIRFORD, GLOUCESTERSHIRE, GL7 4BX



188.6 M<sup>2</sup> (2,030 FT<sup>2</sup>)  
ESTABLISHED INDUSTRIAL ESTATE  
PARKING AND LOADING AREAS

**CONTACT RALPH WELLS 07957 739 858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



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#### LOCATION

Horcott Industrial Estate is situated on the south west side of Fairford. Fairford is a small, popular town located 9 miles east of Cirencester, and 15 miles north of Swindon, just on the edge of the southern Cotswolds. It is well situated to accommodate the local rural businesses but still provide excellent wider access via the A417.

#### DESCRIPTION

The units at Horcott Industrial Estate are of steel portal frame construction, with part brick and steel profile clad elevations. Vehicular access to the units is gained via loading doors. At the front of the units there are.

The units further benefit from a minimum clear eaves height of 4.5m, in addition to a three phase electrical power supply & warehouse lighting.

Externally, there is allocated parking and a loading area.

#### ACCOMMODATION

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice)

Warehouse (inc WC's) 188.6m<sup>2</sup> 2,030ft<sup>2</sup>

#### LEASE

The property is available by way of a new lease agreement for a term to be agreed

#### RENT

The quoting rent is £19,275 per annum, exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

#### BUSINESS RATES

Please contact the agents for further information.

#### LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

#### VIEWING

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

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been produced and is available for inspection.

#### FOR FURTHER INFORMATION

Please contact:

Ralph Wells  
T: 01793 232658/07957 739858  
E: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)

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