



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

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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)

Viewings

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



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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 x 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