



Draycott Industrial Estate, Moreton-In-Marsh, GL56

£20,000 P.A

- STEPPED RENT YEAR 1: £20,000PA YEAR 2 £22,000PA YEAR 3 £25,000
- Industrial Unit with 5 parking spaces
- Well established business park
- Work can be completed to provide
- GIA 270.04m² (2906ft²)

Unit 6, Draycott Business Park is a mid-terrace Office/Industrial unit under a pitched profile panel roof, part reconstituted stone part profile panel cladding to the front elevation.
5 car parking spaces available

Location

An established modern Business Estate in the North Cotswold village of Draycott, 2 miles from Blockley and 3 miles from the main line Railway Station in Moreton-in-Marsh.
Evesham 14 miles, Stratford-upon-Avon 17 miles, Oxford 30 miles, Gloucester 32 miles, Birmingham approximately 40 miles

Description

Mid-terrace industrial unit under a pitched profile panel roof. Part reconstituted stone part profile panel cladding to the front elevation. Existing mezzanine floor provides good quality first floor office accommodation.
The industrial area has an eaves height of 4.93m. Accessed via a roller shutter door with a height of 3.93m and width of 3.25m.

Accommodation

Ground floor - 152.07m² (1636ft²)
First Floor - 117.97m² (1269ft²)

Total GIA - 270.04m² (2906ft²)

Services

It is understood that the property has mains water, gas and drainage and three phase electricity.

Business Rates

Rateable value 2017 listing is £16,500

VAT

The property is not VAT registered therefore VAT will not be charged.

Legal Costs

Each party to pay their own legal costs.

Viewings

Strictly by prior appointment via the agents Sheldon Bosley Knight Commercial Team: 01789 387882

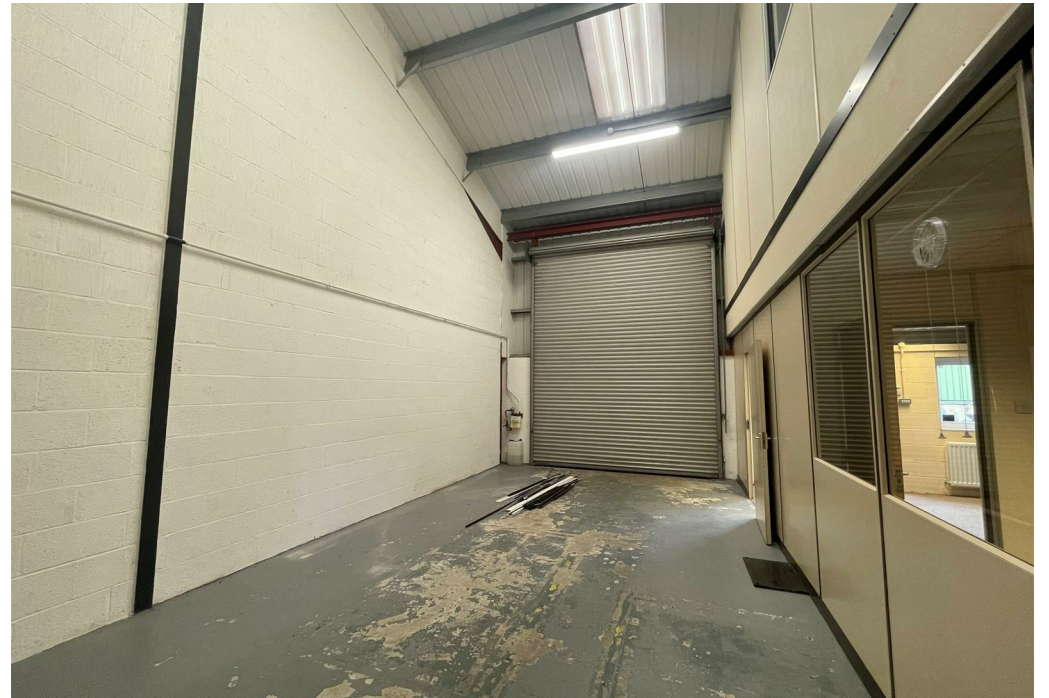
Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in property and accordingly we will require forms of identification in due course.

Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximates only.

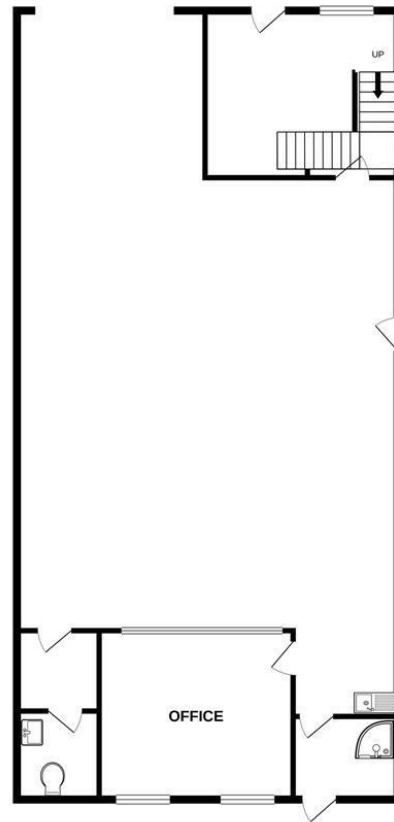
A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these particulars or other statements by Sheldon Bosley Knight.

The VAT position relating to the property may change without notice.

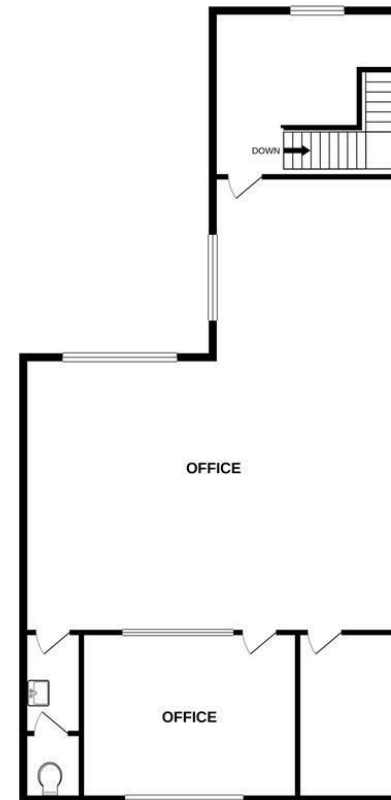


Plan

GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only.
Made with Metropix ©2023

For further information please email commercial@sheldonbosleyknight.co.uk