

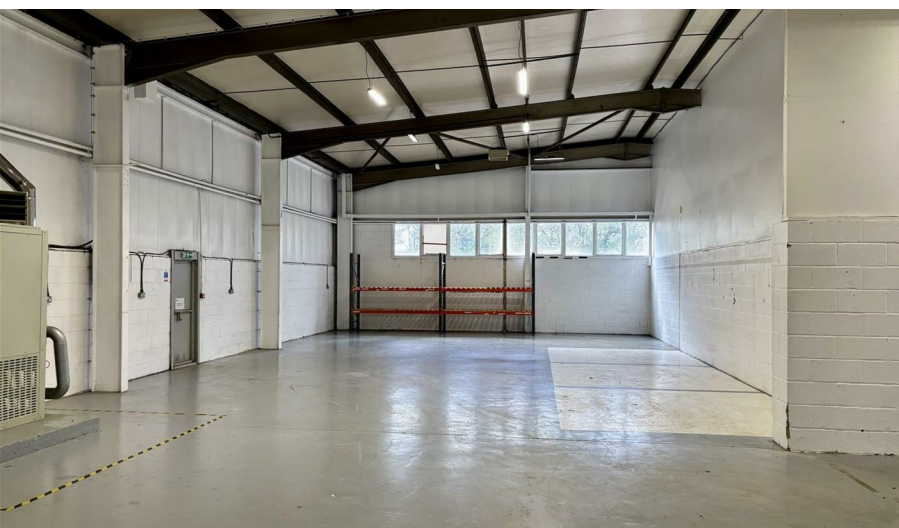
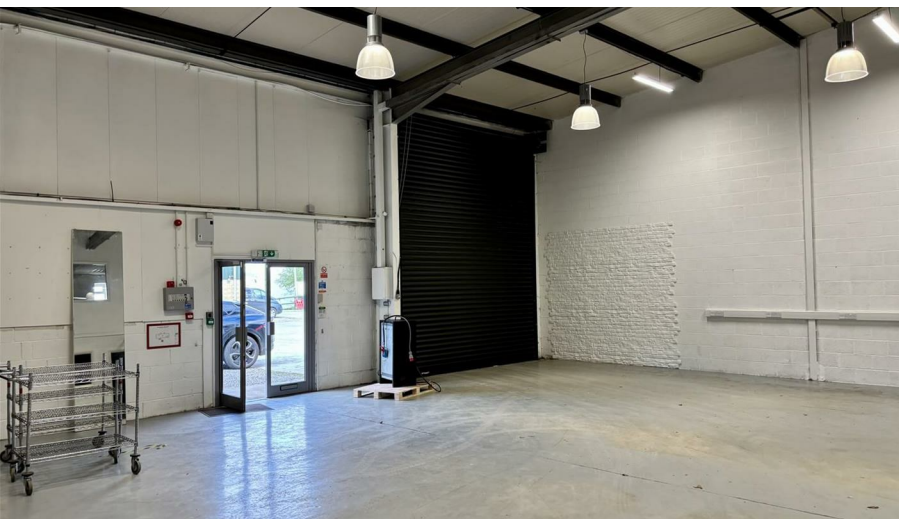
established 200 years

Tayler & Fletcher



Unit 68 Draycott Industrial Estate
Moreton In Marsh, GL56 9JY

Offers In The Region Of £625,000



68 Draycott Industrial Estate

Moreton In Marsh, Gloucestershire, GL56 9JY

A well maintained industrial unit offering over 7,000 sq ft of accommodation, set within a desirable location industrial park, close to road links across the Cotswolds.

- Well maintained industrial unit
- Over 7,000 sq ft GIA of accommodation
- Parking for around 8-10 vehicles
- Convenient location close to road networks
- Mezzanine office & server room
- Available Immediately

Location

Unit 68 is situated within the desirable, Draycott Industrial Estate which is home to a number of businesses', with access directly from Draycott road, which is situated between the villages of Blockley (approx 1 m) and Draycott (approx 300m). Blockley is a North Cotswolds hillside village overlooking the picturesque Dovedale valley, situated approximately 3 miles north-west of Moreton in Marsh with its mainline station to London Paddington. The village enjoys a thriving community and local amenities include a Post Office, shop, nursery, primary school, pub, hotel, church, doctors surgery, village hall and sports club. The estate is also well placed for the wider road network with access to both the Fosseway and the A44 within close proximity.

Description

Unit 68 Draycott Industrial estate comprises a well maintained industrial unit constructed in the 1970's of a steel portal frame offering over 7,000 sq ft. Occupied by the vendors for their own purposes for several years, the property offers a rare opportunity to purchase a sizable industrial unit, set within a well preserved industrial estate.

Accommodation

The property briefly comprises the below accommodation:

Warehouse and Storage areas: 6,569.69 sq ft

First Floor Office: 166.63 sq ft

Server Room: 76.21 sq ft

Kitchen: 135.19 sq ft

Total GIA: 7,168.91 sq ft

Eaves Height - 5.21m

Externally the unit benefits for a parking area for between 8 and 10 vehicles. There is also a section of land to the rear and side of the property which is included within the sale.

Price

We are quoting a price of £625,000.

Services

The property benefits from a three-phase electric supply, mains water & waste drainage. The property is heated by oil but there is gas connected to the estate.

Service Charge

We understand the service charge will be a fair and equal share of costs towards all communal areas. We believe that electricity and buildings insurance are not included as part of the service charge.

Business Rates

From 1st April 2026, the current rateable value is £43,500.

EPC

The property's energy rating is currently D - 96, valid until 9 November 2030.

VAT

We don't believe the property to be elected for VAT.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel 01285 623034.

Viewings

Viewings are strictly by prior appointment only via the Sole Agents, Tayler and Fletcher and can be arranged by contacting Oliver Evans on 01451 8 3 0 3 8 3 or by email oliver.evans@taylerandfletcher.co.uk.

What3words

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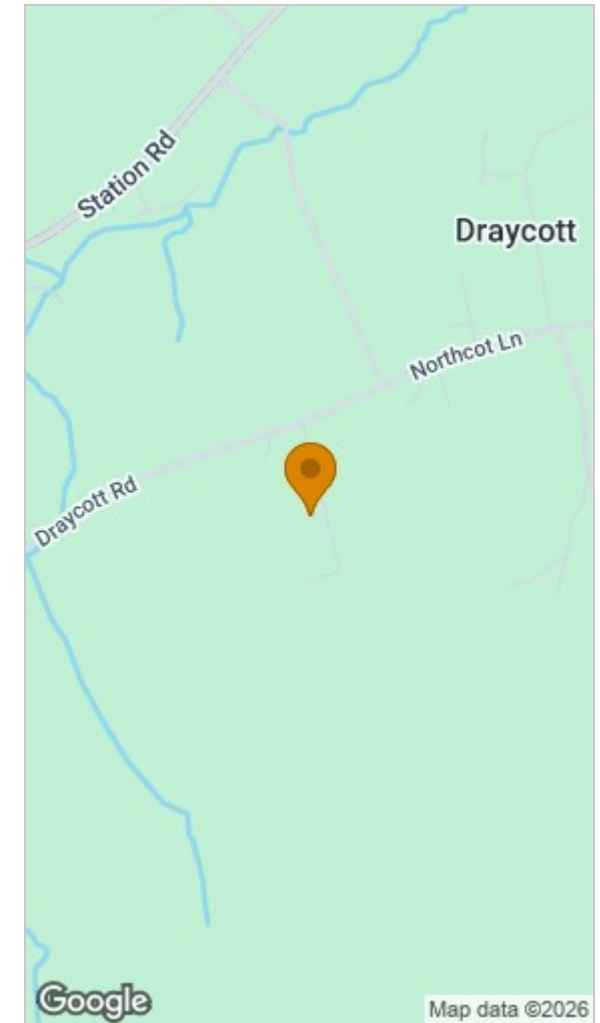
Planning/Use

We believe the unit benefits from use class B8. Prospective purchasers are advised to make their own enquirers to ensure the property is sufficient for their intended use of the building.





Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.