



4 Beech Court, Bourton-on-the-Water, GL54 2SB

£37,800 Per Annum

New Build Business Unit Available To Let. The mid terrace Unit will be 3,600 sq ft (334.4 sq m) available Autumn 2022. Situated opposite Screwfix and Howdens.

- Brand new trade counter and warehouse building
- Sought-after location
- Available late summer/autumn 2022
- GIA - 3,600 SqFt
- Adjacent to the Fosseway

Bourton Industrial Park

Bourton Industrial Park is a 30 acre site comprising approximately 70 warehouses and office buildings, totalling over 300,000 sq ft. The park hosts a wide variety of regional businesses as well as national brands including, Screwfix, Tool Station, Travis Perkins, Wolseley and Howdens.

Description

The subject property is the final unit available in phase 1 of the 15 acre expansion of Bourton Industrial Park. Unit 4 Beech Court offers approximately 3,600 SqFt of flexible show room, warehouse, and office space. The unit is a mid terrace steel frame building clad with reconstituted Cotswold stone elevations and and insulated profiled cladding. The property benefits from roller shutter door access to the warehouse and glazed pedestrian door.

The unit is now available to occupy.

Location

The site is on the edge of Bourton-on-the-Water with immediate access to the A429 "The Fosseway" connecting the southwest with the midlands and with circa 10k traffic movements per day. The site is a short drive from Stow-on-the-Wold (3.5m), Burford (11 miles) and Moreton-in-the-Marsh (7.5 miles). The property is also approximately 16 miles from Cheltenham, 30 miles from Oxford and 16.5 miles from Cirencester. The nearest mainline train stations are at Moreton in Marsh (7.5 miles) and Kingham (8.5 miles).

Accommodation

Industrial/Warehouse area 3,600 sq ft.

Tenure

Leasehold, subject to a new 10 year lease, terms to be negotiated.

Price

The rent is based upon £10.50 per square foot.

Legal Costs

Each party are to responsible for their own legal costs that may be incurred.

Business Rates

The business rates have yet to be assessed.

EPC

An EPC has been instructed and is available from the agents.

Further Information

For further information on the specification of the build please contact the agents.

Viewing

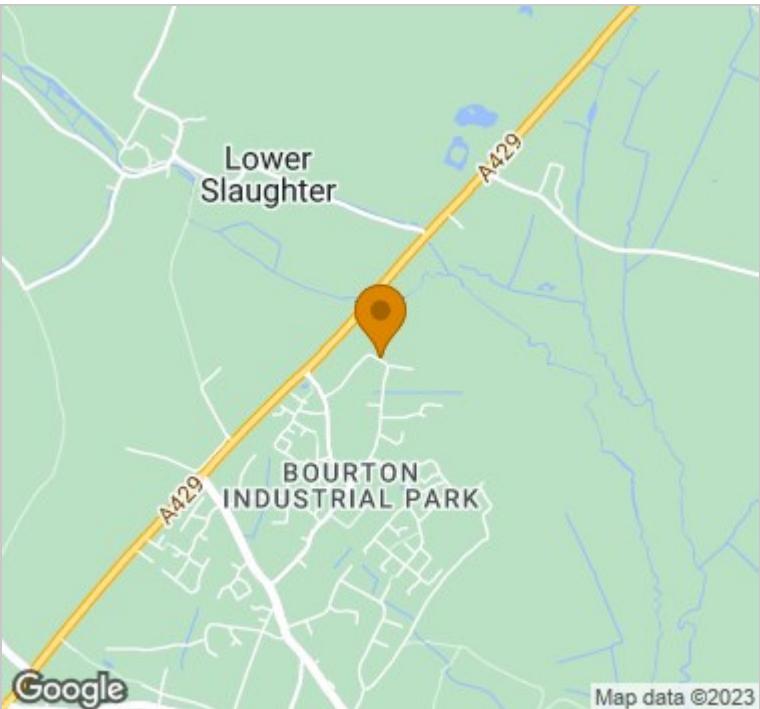
The property is within an active development site so viewings need to be arranged with the agents.

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