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# Tayler & Fletcher



Perryfield, Wyck Road

Lower Slaughter, Nr. Bourton-on-the-Water, GL54 2EX  
Guide Rent £850 per month

## AGRICULTURAL BUILDING TO LET

*105 sqm insulated with concrete floor, electric and water*



## Perryfield, Wyck Road

Lower Slaughter, Nr. Bourton-on-the-Water, GL54 2EX

### LOCATION

The building is located just off the Fosseway, less than a mile north of Bourton-on-the-Water.

### DIRECTIONS

Exiting Bourton-on-the-Water heading to Stow-on-the-Wold, you will travel approximately half a mile and reach the Texaco Fuel Station on your left, after passing the fuel station take the next right hand turning heading towards Wyck Rissington, Perryfield is approximately 100 meters on your right.

### DESCRIPTION

The building to let is three bay steel portal frame, totaling 105 sqm (1,130 sq ft) of internal floor space.

The building is situated within Perryfield yard. Perryfield is a fenced off and gated yard with a mature hedge screening the yard off from the main road. Perryfield includes one other building which is occupied by the Landlord, and one open sided building used for timber storage, other than this there is little to no other traffic in and out of the yard.

The building stands alone with a grass surround, and benefits from a hard core driveway and concrete apron.

### DIMENSIONS

The building is approximately 12 meters deep by 9 meters wide, and 3.3 meters high to the eves, and 4.3 meters to the ridge.

### CONSTRUCTION

The building was constructed in 2018. It is a steel Portal frame structure, with powder coated corrugated tin sheet cladding and roof, with two skylight roof panels per bay. The lower section of the internal walls are cladded with ply board.

### FLOORING

Polished concrete internal floor, believed to be 200mm thick with steel reinforcement. the building also benefits from a concrete apron at the front.

## INSULATION

The building is fully insulated with a 20mm thick spray on insulation.

## ACCESS

The building has a roller shutter door and a personnel door on the front of the building.

## SERVICES

The building has mains water and single phase electricity.

The switchboard is located within the building and the building is well lit, being equipped with six hanging tube lights (two per bay).

Both water and electricity will be sub-metered and the tenant would be liable to pay the costs of their usage.

## USE

Currently used for secure equipment storage, also suitable for Vegetable, Food and other storage. Alternatively the building could lend itself to being a good location for a light production facility.

## LEASE AGREEMENT AND TERMS

The terms of the Lease are negotiable with consideration to the nature of the agreed tenure.

The rent is guided at £850 per calendar month (£10,200 per annum), the prospective tenant would also be expected to lodge an appropriate deposit and pay reasonable fees for the creation of the agreement document.

## CONTACT

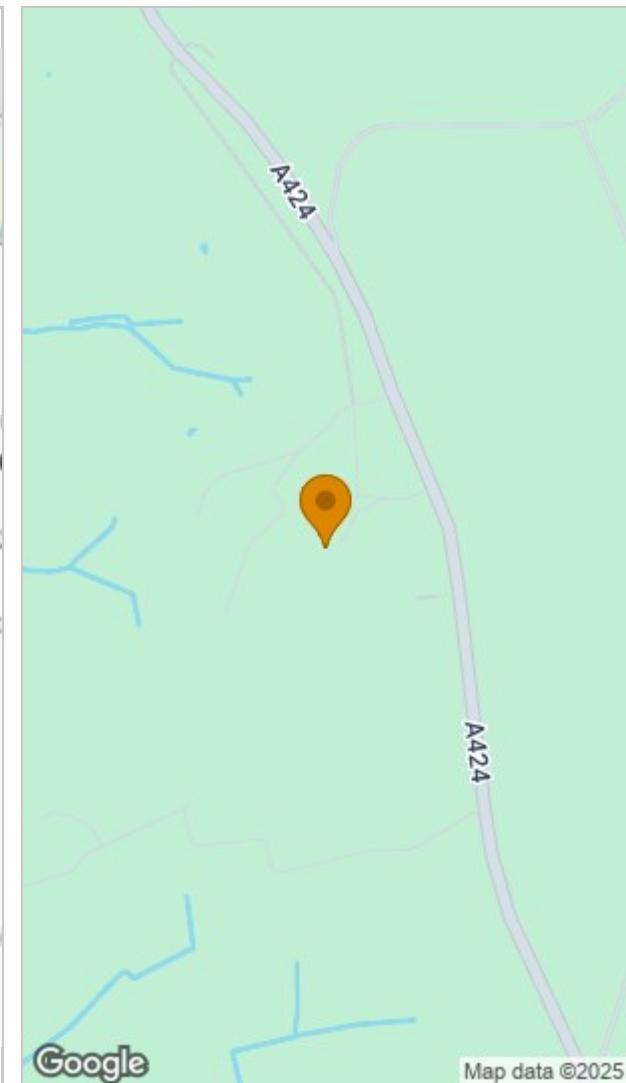
For more information contact Rupert Grainger at our Bourton-on-the-Water office, Phone 014151 820913 or Email [rupert.grainger@taylorandfletcher.co.uk](mailto:rupert.grainger@taylorandfletcher.co.uk).



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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