



NORTHCOT BUSINESS PARK
MORETON IN MARSH, GLOUCESTERSHIRE GL56 9LH

**MODERN INDUSTRIAL / WAREHOUSE PRODUCTION UNIT
TO LET ON FLEXIBLE LEASE TERMS**

UNIT 4 7,000 sq ft



50% RENT

**FOR THE FIRST
YEAR**

Visit our website

www.northcot-business-park.co.uk

**FOR VIEWINGS AND FURTHER INFORMATION –
PLEASE CONTACT**

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UNIT 4
NORTHCOT BUSINESS PARK

7,000 sq ft (650.30 sq m)

Rent: £18,000 per annum exclusive

1ST YEARS RENT £9,000

LOCATION

Northcot Business Park is located on the B4479 between Blockley and Paxford, just off the A44 Oxford to Worcester Road. Moreton in Marsh is situated 5 miles to the south-west of the premises at the crossroads of the A44 and A429 Cirencester to Warwick Road.

DESCRIPTION

- Basic storage facility
- Loading/unloading area
- Height to eaves 16' (4.9m)
- Extensive yard and storage areas on site

PLANNING

Light /general industrial and warehousing (use classes B1, B2 and B8)

SERVICES

We understand that all mains services are connected to the premises, excluding gas.

TENURE

The premises are available leasehold on flexible terms to be agreed.

SERVICE CHARGE

A service charge is payable equating to 25p per sq ft in respect of the maintenance and cleaning of shared areas of the premises including landscaping, maintenance and cleaning of the car park.

RATEABLE VALUE

To be reassessed.

VAT

All prices and rents quoted exclude VAT that is chargeable in addition.

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 4
Northcot Business Park
Station Road, Blockley
MORETON-IN-MARSH
GL56 9LH

Certificate Reference Number:
0950-7951-0332-1980-6090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 180
G Over 180

Net zero CO₂ emissions

202 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	289
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	222.92

Benchmarks

Buildings similar to this one could have rating as follows:

36	If newly built
97	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.