



**NORTHCOT BUSINESS PARK**  
**MORETON IN MARSH, GLOUCESTERSHIRE GL56 9LH**

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

**UNIT 11 8,415 sq ft**



**50% RENT**

**FOR THE FIRST  
YEAR**

Visit our website

[www.northcot-business-park.co.uk](http://www.northcot-business-park.co.uk)

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

Chris White  
White Commercial Surveyors  
Charter House  
25 High Street  
Banbury  
Oxon OX16 5EG  
Tel: 01295 271000



**HAYMAN-JOYCE**

**01608 651188**

James Hayman-Joyce  
Hayman-Joyce  
High Street  
Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
Tel. 01608 651188



**UNIT 11  
NORTHCOT BUSINESS PARK**

**8,415 sq ft (781.59 sq m)**

**Rent: £35,000 per annum exclusive**

**1<sup>ST</sup> YEARS RENT £17,500**

**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**

- Steel portal frame
- Height to eaves 14' (4.3m) with height to ridge of over 26' (8m)
- Concrete Floor
- Brick Block and clad walls with aligned pitched clad roof above
- Translucent panels
- Roller shutter doors
- Sodium lighting
- Three phase power supply
- Car parking spaces and loading/unloading area

**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**

The 2010 rateable value for the property is £34,500  
Rates Payable for 2011/12 £14,938.50

**VAT**

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

