



NORTHCOT BUSINESS PARK

MORETON IN MARSH, GLOUCESTERSHIRE GL56 9LH

**SELF-CONTAINED YARD AREA
WITH PORTACABIN OFFICE ACCOMMODATION
TO LET ON FLEXIBLE LEASE TERMS**

490 sq yds

Additional substantial yard areas available up to 1 acre of land

1ST YEARS RENT £3,000



50% RENT

**FOR THE FIRST
YEAR**

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

A self-contained and secure yard area of 490 sq yds together with 2 refurbished Portacabins is available. Services excluding Gas can be connected to the site.

Our client can either provide additional buildings or additional yard areas subject to occupier's particular requirements.

RENT

£6,000 per annum exclusive.

PLANNING

Light/general industrial and warehousing use classes B1, B2 and B8 are available on site.

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 repairs.

RATEABLE VALUE

The premises are to be reassessed for rating.

Visit our website

www.northcot-business-park.co.uk

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

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