



TO LET

UNIT B5 DRAYCOTT BUSINESS CENTRE
DRAYCOTT, MORETON-IN-MARSH,
GLOUCESTERSHIRE
GL56 9JY

Rent of £25,000 per annum plus VAT

- Modern Warehouse / Office Unit
- Approx. 3,298 sq ft / 306.37 sq m
- Flexible Accommodation
- EPC Rating B - 27

Key Features

- Modern mid-terrace warehouse / office unit
- Flexible accommodation suitable for a variety of uses, subject to planning
- Ground floor reception, workshop / storage area and showroom
- First floor office accommodation with kitchen and WCs
- Roller shutter access, with glazed frontage and pedestrian doors
- Parking provision to the front and further parking nearby
- EPC rating B – 27
- Available immediately

Location

Draycott Business Centre is located in the heart of the North Cotswolds, close to the attractive village of Blockley and within easy reach of Moreton-in-Marsh.

Moreton-in-Marsh provides a good range of local amenities, including shops, cafés, supermarkets, and a mainline railway station with direct services to Oxford and London Paddington. The location is well placed for access to the wider North Cotswolds, including Chipping Campden, Stow-on-the-Wold, Broadway, Bourton-on-the-Water and Stratford-upon-Avon.

Draycott Business Centre is an established commercial estate providing a mix of warehouse, workshop, office and business accommodation.



Description

Unit B5 comprises a modern mid-terrace warehouse and office unit extending to approximately 3,298 sq ft over two floors.

The ground floor provides a reception area leading through to workshop / storage accommodation, with racking currently in place. There is also a WC to the rear of the workshop area. To the front of the property is a showroom area located behind the roller shutter door and glazed double pedestrian doors.

A glazed frontage has been installed in front of the roller shutter, providing a more presentable entrance and allowing the space to be used flexibly as a showroom, office, trade counter or storage area, subject to any necessary consents.

The first floor provides separate office rooms with a central open-plan office area, together with a kitchen area and two separate WCs.

The property has previously been used as a mix of warehouse and office accommodation and would suit a variety of business uses, subject to planning.

Accommodation

The property provides the following approximate floor areas:

Ground Floor: 154.27 sq m / 1,661 sq ft

First Floor: 152.10 sq m / 1,637 sq ft

Total: 306.37 sq m / 3,298 sq ft

Parking

There are two car parking spaces immediately in front of the unit, together with a further two parking spaces at the end of the terrace. There is also potential to park in front of the roller shutter door, subject to access requirements and estate regulations.



Planning / Use

It is understood that the property benefits from Class E planning use, although interested parties should satisfy themselves that their proposed use is suitable and obtain any necessary consents.

The property may be suitable for a variety of commercial uses, subject to planning.

Terms

The property is to be let on a new lease on terms to be agreed, outside of the Landlord and Tenant Act (1954 Section II).

Rent

The quoting rent is:

£25,000 per annum plus VAT.

Service Charge

There is an estate service charge for the upkeep and maintenance of the shared estate areas. Further details are available from the agent.

Business Rates

The property has a Rateable Value of:

£28,250

Interested parties should make their own enquiries with Cotswold District Council to confirm the rates payable.

Energy Performance Certificate

The property has an EPC rating of:

B – 27

The EPC is valid until 21 September 2035.

Local Authority

Cotswold District Council.

Services

We understand that the property benefits from three-phase electricity, water and drainage.

Gas is understood to be available to the property but is not currently installed. Services have not been tested by the agent and prospective purchasers should make their own enquiries.

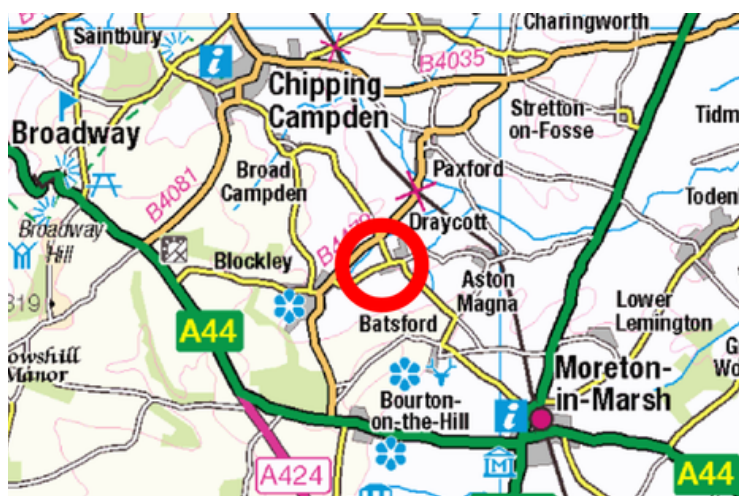
Viewings

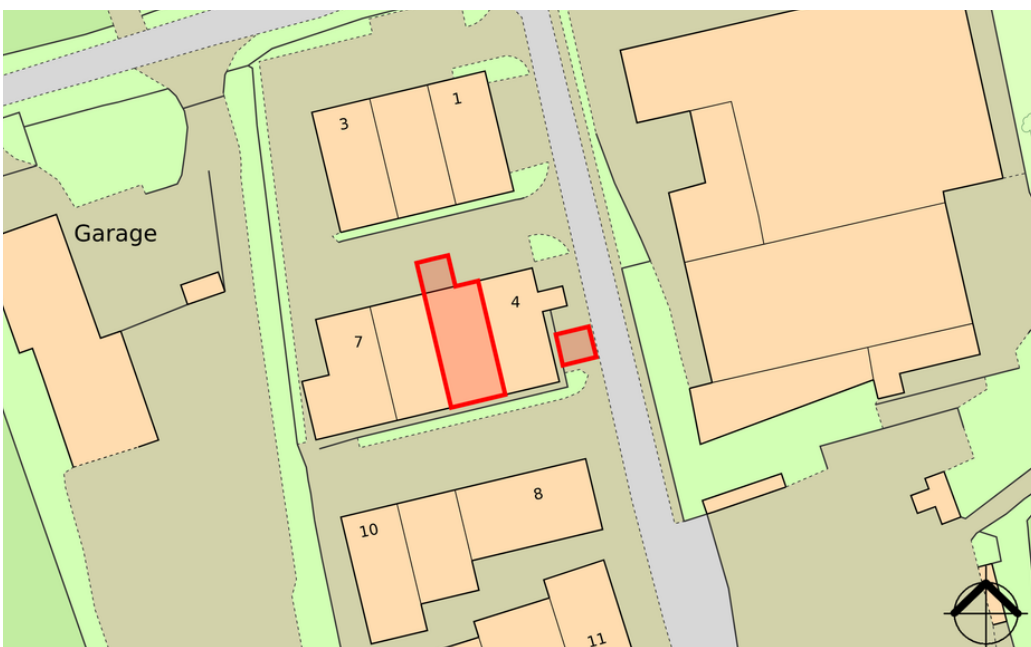
Strictly by appointment with the sole agent:

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Money Laundering Regulations

In accordance with anti-money laundering regulations, prospective purchasers will be required to provide proof of identity, address and source of funds before solicitors are instructed.





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