



**Yard at Whelford Industrial Estate**  
**Whelford Lane**  
**Fairford**  
**GL7 4DT**

**Concrete Yard**  
**3.30 Acres (1.34 Ha)**  
**May split from 0.5  
Acre (0.20 Ha)**

- **Situated off the A417.**
- **Secure yard.**
- **Three Phase Power.**
- **Water Supply.**
- **Good access to Oxford, Swindon, Cirencester and the M4.**

## LOCATION

The yard is accessed from the A417, via Whelford Lane and is located on the Whelford Industrial Estate.

## DESCRIPTION

A yard extending to 3.30 acres, 3.10 acres of the yard are laid to concrete.

## TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## PLANNING

The property is anticipated to be suitable for Class B8 Storage & Distribution purposes.

Prospective occupiers should make their own enquiries with the Local Planning Authority.

## QUOTING RENT

Upon application.

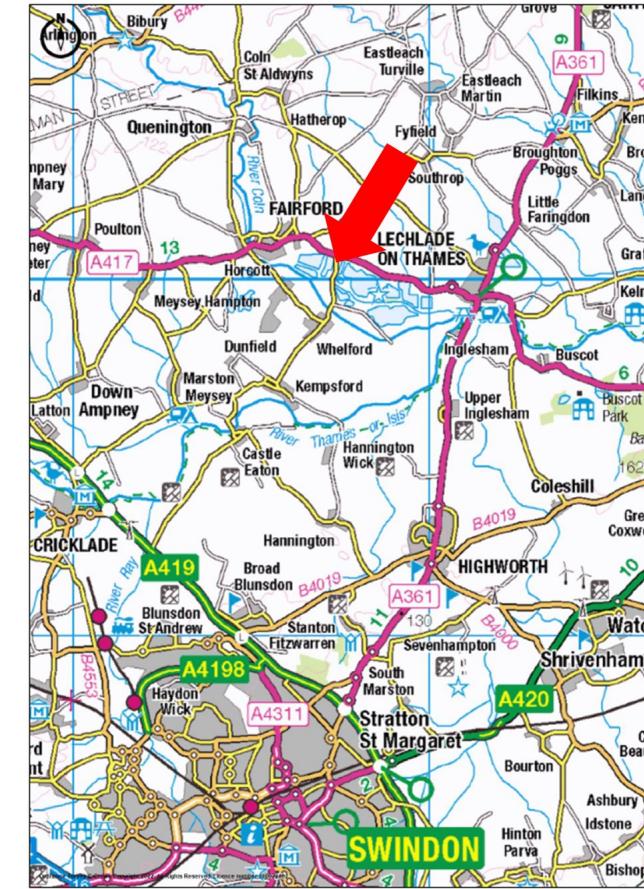
## BUSINESS RATES

Prospective occupiers should make their own enquiries

See: <https://www.tax.service.gov.uk> for reference.

## VAT

All prices quoted are exclusive of VAT.



FOR IDENTIFICATION PURPOSES ONLY

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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**Carter Jonas**