

# TO LET – Industrial Buildings with Extensive Yard

The Old Gravel Pits, Fosseway, Bourton on the Water, GL54 2EY

**BK** Bruton Knowles  
est. 1862



- Modern, Workshop Building - NIA 2,503 sq ft
- Storage Building - NIA 1,286 sq ft
- Extensive Secure Yard – approx. 1 Acre
- Highly Visible Road Entrance Directly on to A429

# TO LET

Bruton Knowles, Olympus House, Olympus Park,  
Quedgeley, Gloucester GL2 4NF  
01452 880000

## The Old Gravel Pits, Fosseway, Bourton on the Water, GL54 2EY

### LOCATION

The property is located on the north side of Bourton-on-the-Water and benefits from direct access on to the A429. Bourton-on-the-Water is located in the heart of the Cotswolds, with Cheltenham, Cirencester and Oxford within easy driving distance via the A40 or A429.

The location is on a private, former quarry site in a rural location. Neighbouring occupiers include Bence Building Suppliers and, the nearby Bourton Industrial Estate is home to a number of occupiers including Travis Perkins and Wolseley.

The properties location off the Fosseway provides strong transport links to the A429, A40 and M5 roadway networks.

### DESCRIPTION

The property presents an industrial unit with ancillary office space. The property is completely self-contained and benefits from a gas fuelled central heating system. The upstairs offices are decorated with carpeted floors. The ground floor workshop and garage space benefits from a strong concrete floor.

Externally the Old Gravel Pits benefit from a secure fenced yard and Nissen hut at the rear of the site that can be used as additional storage space.

The property and yard will be let with vacant possession.

### EPC

D -81

### SERVICES

We understand that mains water, gas, electricity and drainage are connected to the property.

### ACCOMMODATION (NIA)

| AREA               | SQ M          | SQ FT         |
|--------------------|---------------|---------------|
| Ground Floor       |               |               |
| Garage             | 59.61         | 641.6         |
| Workshop           | 96.37         | 1,037.3       |
| Kitchen            | 10.22         | 110.0         |
| Cupboard           | 1.67          | 18.0          |
| <b>First Floor</b> |               |               |
| Office 1           | 13.69         | 147.4         |
| Office 2           | 9.89          | 106.5         |
| Office 3           | 9.30          | 100.1         |
| Office 4           | 9.31          | 100.2         |
| Office 5           | 11.17         | 120.2         |
| Store              | 8.00          | 86.1          |
| Kitchen            | 3.30          | 35.52         |
| <b>Total</b>       | <b>232.51</b> | <b>2502.9</b> |
|                    |               |               |
| Nissen Hut         | 119.43        | 1,286.5       |

### LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

### RATES

We understand the Rateable Values at at April 2023 to be;

Whealers Builders - £16,500  
Workshop at Wheelers Builders - £6,900

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/correct-your-business-rates>

### TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

### RENT

£65,000 Per Annum Exclusive.

### VAT

VAT will be applied to all costs.

### VIEWING

By appointment only with the sole agent Bruton Knowles.

### FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

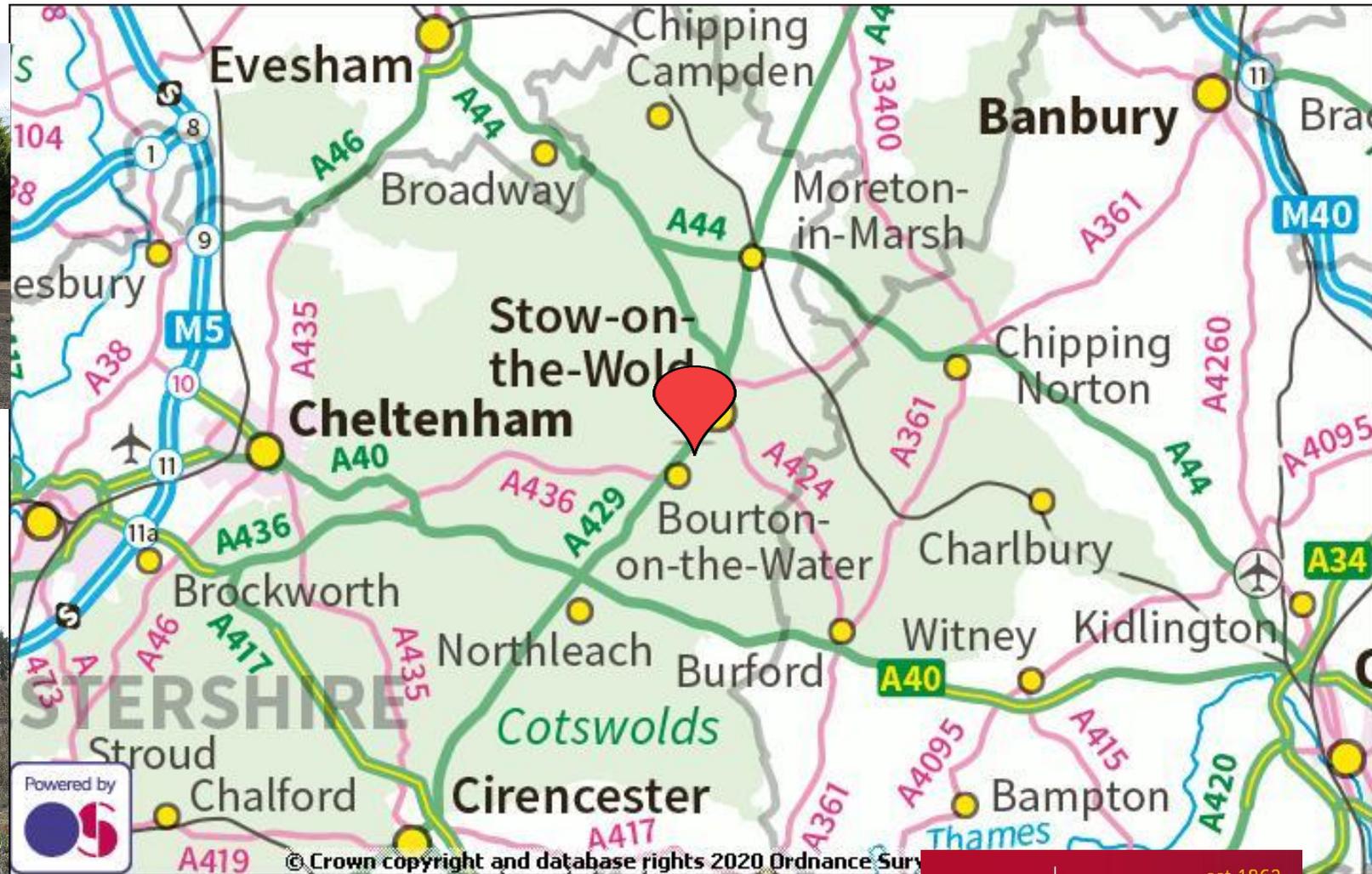
*Subject to Contract March 2024*

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