



## BROUGHTON POGGS BUSINESS PARK



**Broughton Poggs Business Park, Broughton Poggs, Lechlade, GL7 3JH**

## TO LET

Modern Commercial/Warehouse/Light Industrial Unit with Mezzanine office showroom & parking.

Ground floor: **1264 sq ft** (117.4m<sup>2</sup>)  
Mezzanine: **705 sq ft** (65.5m<sup>2</sup>)  
TOTAL: **1969 sq ft** (183m<sup>2</sup>)

[www.broughton-poggs.com](http://www.broughton-poggs.com)

01367 218 991





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## LOCATION

Broughton Poggs Business Park

10 acre business Park is situated on the A361 between Lechlade and Burford, on the junction to Carterton and Brize Norton.

## DESCRIPTION

A modern single light industrial/workshop unit with mezzanine and parking for 10 cars.

24/7 access to the 10-acre self-contained business park, as we would issue you with your own access code to the main gates.

Great access for any size vehicle, up to 40-foot lorries, with a forklift on-site to assist with loading and unloading (subject to advanced warning to provide a licensed driver).

On-site security and full CCTV coverage across the business park.

## ACCOMMODATION

Ground floor: **1264 sq ft** (117.4m<sup>2</sup>)

Mezzanine: **705 sq ft** (65.5m<sup>2</sup>)

TOTAL: **1969 sq ft** (183m<sup>2</sup>)

Eaves height: **15 ft** (4.5m)

## TERMS

The arrangement involves a license agreement.

## LICENCE FEE

£12.00 per sq ft (£23,628 per annum)

## RATES

£4,000 per annum contribution



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### **CONTACT**

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