

Quality Office Premises in Business Park Location

Unit 7 Oxford Court

St James Road, Brackley, Northants, NN13 7XY

TO LET



739 – 1,508 sq ft (68.7 – 140.1 sq m)
TO LET - £8,500 - £16,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

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| Unit | Sq Ft | Sq M | Current Use | Rent Per Annum | Service Charge PA | Building Insurance PA | Rateable Value | EPC |
|--------|-------|-------|-------------|----------------|-------------------|-----------------------|----------------|--------|
| Ground | 769 | 71.4 | Class E | £8,850 | £601.84 | TBC | TBC | C - 60 |
| First | 739 | 68.7 | | £8,500 | £578.36 | | | |
| Whole | 1,508 | 140.1 | | £16,000 | £1,180.20 | £630.91 | £12,750 | |

Location

The property is centrally located in Brackley, Northamptonshire, approximately 10 miles west of Banbury and 20 miles east of Northampton. An expanding town with a population of over 12,000; Brackley is situated on the main A43 dual-carriageway linking the M40 via J10 (6 miles) and J11 (8 miles), as well as J15 of the M1.

The town has been subject to significant expansion, with an additional 1,500 houses planned and now under construction to the north east of the town.

Description

The premises comprise an end of terrace two-storey office building, situated within an established business park and close to Brackley Town Centre.

The unit benefits from air conditioning, open kitchen, two WCs, modern LED lighting and 4 allocated car parking spaces to the front of the building.

The premises falls within use Class E, meaning a wide variety of uses can be considered within the building.

Accommodation (Measured in accordance with IMPS3 Office)

| Floor | Use | SQ M | SQ FT |
|--------------|---------|--------------|--------------|
| Ground | E Class | 71.4 | 769 |
| First | | 68.7 | 739 |
| TOTAL | | 1,508 | 140.1 |

Terms

The property is available either as a whole, or on a floor-by-floor basis on new fully repairing and insuring leases, exclusive of other outgoings and subject to contract.

Service Charge

There is a service charge payable. A copy of the budget is available upon request.

Services

We understand that all mains services are connected to the premises, excluding gas. None of these services have been tested by the agents.

Rates

The rateable value for the whole building is £12,750. This is not what you pay. Further information in this connection is available from White Commercial.

VAT

No VAT will be chargeable upon the rent.

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

and harvey@whitecommercial.co.uk



Chris White

Harvey White

VIEWING AND FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000.

Please see www.whitecommercial.co.uk for our privacy policy. September 2022.