



UNIT 7 HOME GROUND, BUCKINGHAM INDUSTRIAL ESTATE, BUCKINGHAM MK18 1UH

- Ground floor workshop
- First floor offices
- 3-phase electricity supply
- Forecourt loading and parking

**TO LET | £12,000 per annum exclusive
1,428 sq ft (132.66 sq m)**

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BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Buckingham Industrial park is situated approximately 2 miles from the town centre and just off the A421 Bicester to Milton Keynes Road. It is situated almost midway between the M1 and M40 Motorways. Milton Keynes railway station is approximately 20 minute drive and offers a 35 minute service to London Euston as well as frequent trains to Birmingham and the North.

DESCRIPTION

Unit 7 is an end of terrace steel portal framed building under a pitched profile steel roof with roof lights. The first floor is used for office accommodation with ground floor storage and workshop. there is a roller shutter loading door and separate pedestrian entrance.

ACCOMMODATION

	m ²	ft ²
Ground floor – Warehouse/Workshop	66.86	719
First floor offices	65.85	709
GIA	132.69	1428

SERVICES

We understand that all main services are available although gas is currently not connected. The building has a 3-phase electricity supply although only single phase is currently connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

RENT

£12,000 per annum payable monthly and in advance at the rate of £1,000 plus VAT per month.

BUSINESS RATES

We are advised that Unit 7 currently has a rateable value of £9,000. As this falls below the threshold for business rates, a small single business should be zero rated. If not, the rate multiplier is currently 0.499.

SERVICE CHARGE

We understand that there is a small estate charge, the amount of which is to be confirmed.

EPC RATING

The property has an EPC rating of E.

TERMS

A new lease is offered for a term to be agreed by negotiation. We envisage a 6 year term with mid term break option.

IMPORTANT NOTICES

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LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this in documenting the letting.

VAT

All figures are exclusive of VAT which will be chargeable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through sole agents Brown & Co on:

Clive Thompson

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