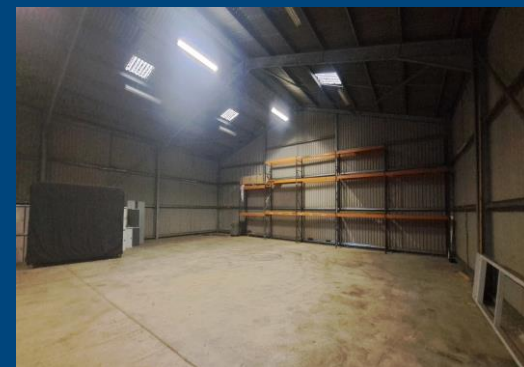


robinson  
+ hall



- + Storage Unit
- + 445.93 sq m / 4,800 sq ft
- + On-Site parking
- + Good access to the A421 and M40
- + Available Now



**TO LET**

**£30,000 Per Annum**

**Unit 6, Boundary Farm, Newton Purcell, Buckingham, Oxfordshire  
MK18 4AU**

## Unit 6, Boundary Farm, Newton Purcell, Buckingham MK18 4AU

### Description

A well maintained storage unit comprising approximately 4,800 sq ft / 445.93 sq m.

The unit benefits from concrete flooring, 2 roller shutter doors (single phase), one personnel door and lighting. The electricity is sub-metered. There are shared toilet facilities on site.

The yard is concreted and there is parking on site.

### Location

The property is situated at Boundary Farm, Newton Purcell which is located west of Buckingham offering good access to the A421 and M40.

The unit is located approximately 5.5 miles from Buckingham, 6.3 miles from Bicester, 8.7 miles from Brackley and 19.5 miles from Milton Keynes.

### Services

We understand that mains electricity is available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

### Terms and Tenure

The premises are to be offered to let by way of a new lease on terms to be agreed.

### Energy Performance Certificate Rating

The property does not require an EPC report.

### Business Rate

The property is currently not assessed for business rates but should rates become applicable then the tenant will be responsible for payment thereof.

### Planning

We understand that the unit does not have planning permission for commercial use. It is the tenant's responsibility to fully satisfy themselves in respect of the proposed use of the property.

### VAT

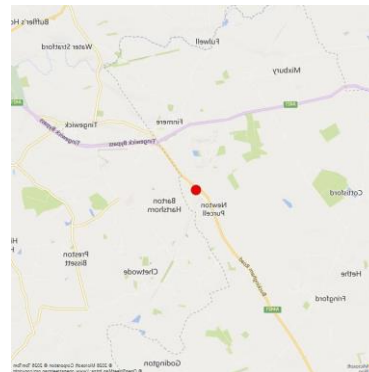
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied.

### Viewings

Strictly by appointment through Robinson and Hall LLP.

### What3words

The location of the property is [///twinge.beside.novels](https://www.what3words.com/#!/en/@@@twinge.beside.novels)



To arrange a viewing, please call:  
**Bedford Commercial**  
**01234 351000 option 2**



## Land and Property Professionals

### Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

#### Agent's Notes

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