



## MODERN INDUSTRIAL UNIT

UNIT 9 LITTLE BALMER, BUCKINGHAM INDUSTRIAL  
ESTATE, BUCKINGHAM, MK18 1TF

- Ground & first floor offices
- Full height roller shutter access
- First floor mezzanine workspace and storage
- Car parking - 5 spaces
- 3 Phase electricity
- Gas heating to warehouse & office

**TO LET - £24,000 PAX | 3,310 sq ft (307.50 sq m)**

**Clive Thompson**

Brown & Co

M: 07733 122017

T: 01295 220206

E: [clive.thompson@brown-co.com](mailto:clive.thompson@brown-co.com)

**Banbury**

6 Manor Park, Banbury Oxfordshire OX16 3TB

T 01295 273555 | E [banbury@brown-co.com](mailto:banbury@brown-co.com)

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## LOCATION

Buckingham is an attractive University town and important residential /commercial centre situated midway between M40 & M1 Motorway. Milton Keynes Railway Station is approximately 20 minutes drive and offers a 35 minutes intercity service to London Euston as well as frequent trains to Birmingham and the North.

Buckingham Industrial Park has direct access onto the Ring Road (A421) and is only 1.5 miles from the town centre.

## DESCRIPTION

In the current configuration the ground floor is currently workshop accommodation with ancillary offices and WC. Mezzanine floors have been constructed in the unit providing a mix of production space, ancillary storage, staff room/kitchen and office area. More particularly the unit features the following:-

- Gas central heating to offices and gas blower heating to warehouse.
- Ground and first floor offices
- Full eaves height approximately 5 metres
- Full height roller shutter access
- Block paved forecourt area with car parking for 5 cars
- Mezzanine work space and storage

## ACCOMMODATION

The property has the following (approximate) gross internal area:

Unit 9	sq m	sq ft
Ground floor	161.65	1,740
First floor storage/office	145.85	1,570
Total GIA	307.50	3,310

## SERVICES

Mains water, electricity, gas and drainage is 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.

## BUSINESS RATES

To be the responsibility of the occupier. The Rateable Value from 1st April 2026 is £16,500 and we estimate the rates payable will be £7,293 per annum.

## LEASE & RENTAL TERMS

A new lease is offered on a fully repairing and insuring basis for a term to be agreed by negotiation at a rent of £24,000 per annum.

## EPC

The property has an EPC rating of TBC.

## VAT

It is understood that VAT is applicable.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents Brown & Co. For further information or to arrange a viewing please contact:

## BROWN & CO

Clive Thompson

01295 220206

07733 122017

clive.thompson@brown-co.com



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