

MODERN LIGHT INDUSTRIAL/OFFICE PREMISES

UNIT 31, TOP ANGEL, BUCKINGHAM,
BUCKINGHAMSHIRE, MK18 1TH

Dilek Naylor

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- 3 Phase Electricity
- Good Quality First Floor Mezzanine Offices with Separate Meeting Rooms
- Kitchen with Dining Area & Separate Staff Room
- Good Parking Provision

£45,000 P.A.X. | 4,651 sq ft (432.08 sq m)

Banbury

6 Manor Park, Banbury Oxfordshire OX16 3TB
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LOCATION

The property is located on Buckingham Industrial Park on the edge of the historic market town of Buckingham. The industrial park is well established and a popular business location serving Buckingham and the surrounding areas. The estate is conveniently positioned close to the A413, offering direct road links to Milton Keynes, Aylesbury and other key commercial centres such as Brackley and Banbury.

Milton Keynes railway station is approximately 20 minutes' drive and offers around 35 minutes direct train service to London Euston, and frequent trains to Birmingham and the North.

DESCRIPTION

Unit 31 is a modern end terrace steel portal frame light industrial/warehouse unit with mezzanine office premises offering flexible accommodation across two floors. More particularly the property features the following:-

- Three phase electricity
- Electric roller shutter door and a pedestrian entry
- Good quality first floor mezzanine offices with separate meeting rooms
- Kitchen with dining area and separate staff room
- Good parking provision
- Male, female & disabled WC facilities
- Gas boiler
- Gas fired space heater in warehouse
- Smooth finish concrete floor

ACCOMMODATION

The property has been measured in accordance with the guidelines set out by the RICS on a gross internal floor area basis.

Unit 31	Sq ft	Sq m
Ground floor warehouse (inc. kitchen & WC's)	2,621	244
First floor mezzanine offices	2,030	189
Total GIA	4,651	433

SERVICES

We understand that electricity, water, gas and drainage are 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

Business rates will be the responsibility of the occupier and the current rates payable is £15,344.25. Please contact the Local Authority for more information.

LEASE & RENTAL TERMS

The premises is available to let on a term to be agreed by negotiation. There will be a service charge applicable and the amount to be confirmed.

EPC

The property has an EPC rating of E.

VAT

It is understood that VAT is applicable.

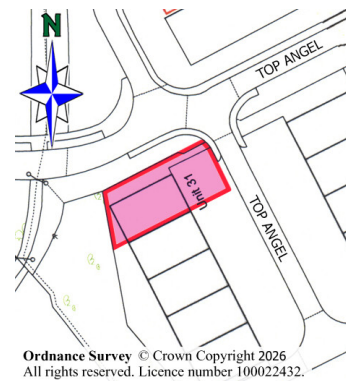
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co
Dilek Naylor
01295 220214
07917 923987
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