



## NEWLY REFURBISHED DETACHED INDUSTRIAL/WAREHOUSE

UNIT B SHIRES ROAD, BUCKINGHAM ROAD INDUSTRIAL ESTATE, BRACKLEY, NORTHAMPTONSHIRE NN13 7EZ

- Car parking provision (28 spaces)
- Eaves height approximately 5m
- 3-phase power
- New overhead loading door

**Clive Thompson**

Brown & Co

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**FREEHOLD FOR SALE £975,000 | 685.56 Sqm (7,380 sqft)**

**Banbury**

6 Manor Park, Banbury Oxfordshire OX16 3TB

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**BROWN & CO**

## LOCATION

Brackley is a well located town situated on the A43 dual carriageway, almost midway between Oxford and Northampton.

Brackley has seen significant expansion both residentially and commercially with fast road links by dual carriageway to Junction 10 of the M40 approximately 6 miles and Junction 15a M1 approximately 17 miles away. Silverstone Motor Racing Circuit is just 7 miles away.

## DESCRIPTION

The property comprises a detached steel portal frame building which has been refurbished with new over-roofing, roof lights and insulated profile steel clad elevations. More particularly, the property features the following:-

- \* Eaves height approximately 5m
- \* 3 phase electricity
- \* New overhead loading door
- \* Separate male and female WCs
- \* 28 car parking spaces

## ACCOMMODATION

All measurements are made on a gross internal area basis in accordance with the guidelines of the RICS.

Unit B	sq ft	sq m
Warehouse	7,380	685.56

## SERVICES

All mains services are connected with the exception of gas. We have not carried out tests of any of the services or appliances and all interested parties should arrange their own tests to ensure these are in working order.

## BUSINESS RATES

The property has a Rateable Value of £55,000. We are advised that the rates payable 2026/2027 is £22,380.15.

## TENURE

Freehold with vacant possession being given upon completion.

## EPC

We are advised that as there are no offices and heating in the building, no EPC is required.

## PRICE

£975,000 plus VAT.

## VAT

It is understood that VAT will be charged on the purchase price.

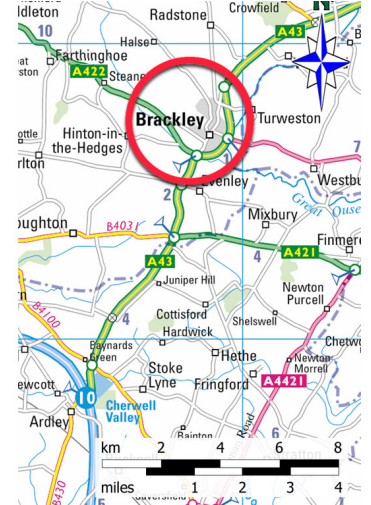
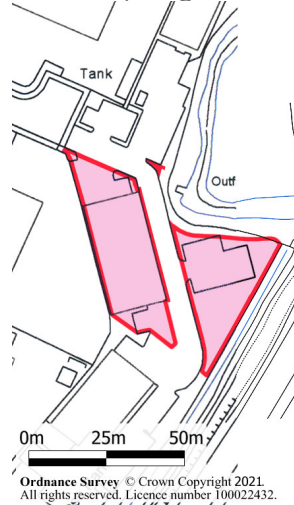
## LEGAL COSTS

Each party to bear their own legal costs in documenting the sale.

## VIEWING AND FURTHER INFORMATION

By prior appointment with the sole selling agent.

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## IMPORTANT NOTICES

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