

## FIRST FLOOR OFFICE WITH SEPARATE ACCESS & PARKING

SCIRES FARM, BUFFERS HOLT, BUCKINGHAM,  
BUCKINGHAMSHIRE MK18 5DN

- Open plan office layout
- Kitchen and WC facilities
- Separate personal access & parking
- Suitable for a storage and office use

**TO LET - £10,000 PAX | 1,171 sq ft (108.87 sq m)**

### Tim Humphrey

Brown & Co  
M: 07971 974229  
T: 01295 220210  
E: [tim.humphrey@brown-co.com](mailto:tim.humphrey@brown-co.com)

### Dilek Naylor

Brown & Co  
M: 07917 923987  
T: 01295 220214  
E: [dilek.naylor@brown-co.com](mailto:dilek.naylor@brown-co.com)

### Banbury

6 Manor Park, Banbury Oxfordshire OX16 3TB  
T 01295 273555 | E [banbury@brown-co.com](mailto:banbury@brown-co.com)

**BROWN & CO**

## LOCATION

The offices at Scires Farm are located on the A422 Brackley Road, approximately 2 miles to the north west of Buckingham, and 5 miles from the A43 at Brackley with excellent road links to the M40 Junction 10 just over 12 miles distant, and Junction 15a of the M1 being 21 miles to the north. The Silverstone circuit is 4 miles away.

## DESCRIPTION

The first floor office space is bright and versatile workspace with its own separate personal access and parking and is available immediately. The suite has wood-effect laminate flooring, perimeter electric sockets and double glazed windows. The accommodation includes a kitchen and WC facilities. There is a CCTV camera and smoke alarm fitted.

Located in a rural position with convenient access to Buckingham and surrounding routes, the office space is ideally suited to small businesses. The space can also be used as a storage, office or online trading business use.

## ACCOMMODATION

The property has the following (approximate) net internal floor areas:

	Sq ft	Sq m
First Floor Office	1,171	108.87

## SERVICES

We understand that mains water, electricity 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

The Rateable Value is being assessed. The tenant will be responsible for the business rates.

## LEASE & RENTAL TERMS

A new lease is offered for a term to be agreed by negotiation with the Landlord. Flexible terms may be available.

## EPC

The property has an EPC rating to be confirmed.

## VAT

It is understood that VAT is not applicable.

## LEGAL COSTS

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

## IMPORTANT NOTICES

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## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

### BROWN&CO

Tim Humphrey

01295 220210

07971 974229

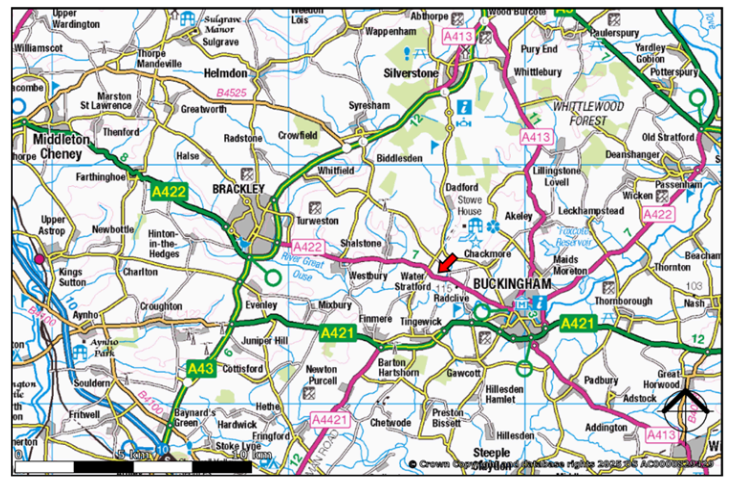
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