



NEW WAREHOUSE/INDUSTRIAL UNIT

UNITS 1 & 3 MANOR FARM BUILDINGS, BARTON
HARTSHORN, BUCKINGHAM MK18 4SX

- Full height electric roller shutter loading doors
- 3-phase electricity
- Power floated concrete flooring
- EV charging

TO LET - £13,400-£34,400 PAX
1,674-4,303 sq ft (155.50-399.76 sqm)

Clive Thompson

Brown & Co

M: 07733 122017

T: 01295 273555

E: clive.thompson@brown-co.com

Banbury

6 Manor Park, Banbury Oxfordshire OX16 3TB

T 01295 273555 | E banbury@brown-co.com

BROWN & CO

LOCATION

Units 1 & 3 Manor Farm Buildings are situated 4 miles South West of Buckingham, 7 miles North East of Bicester and 9 miles South of Silverstone Race Circuit. Junction 15A of the M1 is 15 miles away and Junction 10 M40 is approximately 9 miles away.

DESCRIPTION

Unit 1 is of steel portal frame construction and Unit 3, concrete portal frame. Both units have undergone refurbishment. More particularly they feature:-

- * 3-phase electricity
- * EV charging
- * LED lighting
- * WC's and kitchenette
- * 2 loading doors each

ACCOMMODATION

The property has the following Gross Internal Area:-

Description	Sq ft	Sq m
Unit 1	2,629	244.26
Unit 3	1,674	155.50
Total GIA	4,303	399.76

SERVICES

Mains water and electricity (single and 3-phase) are connected. We have not carried out tests of any of these services or appliances and interested parties should arrange their own test to ensure that these are in working order.

BUSINESS RATES

The units are not currently rated.

LEASE & RENTAL TERMS

A new lease is offered on a fully repairing and insuring basis for a term to be agreed by negotiation. We envisage a minimum term of 6 years with a tenant only option to break the lease at the end of the third year of the term.

EPC

We are advised that the buildings both have a 'B' rating.

VAT

It is understood that all figures mentioned above will be plus VAT.

RENT

Year 1 - £8 psf
Year 2 - £10 psf
Year 3 - £12 psf

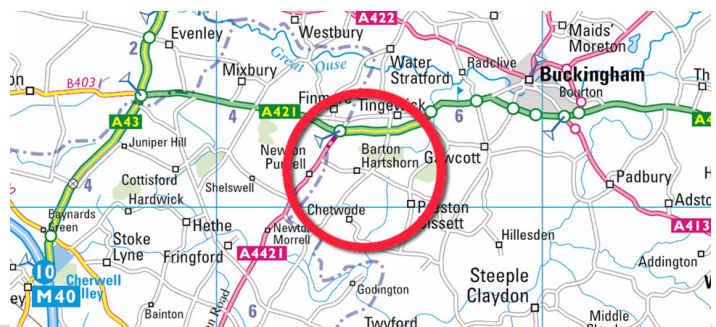
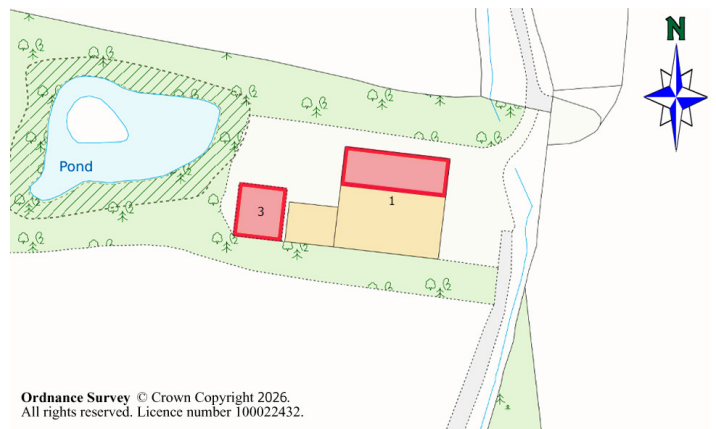
LEGAL COSTS

Each party to bear their own costs in documenting the letting.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agent. For further information and to arrange a viewing, please contact:-

Clive Thompson
T: 01295 273555
M: 07733 122017
clive.thompson@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 4th June 2026

Banbury

6 Manor Park, Banbury
Oxfordshire OX16 3TB
T 01295 273555 | E banbury@brown-co.com

BROWN & CO

Property and Business Consultants