



WAREHOUSE/PRODUCTION PREMISES

UNIT 18A COUNTY ROAD, BUCKINGHAM ROAD
INDUSTRIAL ESTATE, BRACKLEY, NN13 7AX

- Ground & first floor offices
- 3 phase power
- Roller shutter loading door
- EPC Rating D

TO LET - £30,000 PAX | 5,481 sq ft (509.15 sq m)

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LOCATION

Brackley is a well located town situated on the A43 dual carriageway almost midway between Oxford and Northampton. Brackley is a thriving commercial centre enhanced by the proximity of the M40 motorway. Junction 10 of which is approximately 6 miles distant and Junction 11 at Banbury 8 miles distant. Junction 15A of the M1 is approximately 17 miles away.

Silverstone motor racing circuit is just 7 miles distant.

DESCRIPTION

Unit 18A has brick elevations all under a pitched steel truss roof with roof lights. At the front of the building there is a first floor area under which are male and female wc's, reception area and offices. More particularly the premises features the following:-

- Roller shutter loading door
- Eaves height approx. 4m to the underside of the steel truss
- 3 phase electricity approx. 79 kVA
- Electric storage heaters to offices
- Parking and loading to forecourt area

ACCOMMODATION

The property has the following (approximate) gross internal floor area.

Unit 18A	Sq ft	Sq m
Warehouse/production area	3,951	367.02
Ground & first floor offices	1,530	142.13
Total GIA	5,481	509.15

SERVICES

Mains water, electricity and drainage are connected. There is no gas. 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. The premises has a Rateable Value of £37,750 with effect from 1st April 2026. We estimate rates payable to be approximately £16,685 per annum.

LEASE & RENTAL TERMS

A new lease is offered for a term to be agreed by negotiation at a rent of £30,000 per annum.

EPC

The property has an EPC rating of D.

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:

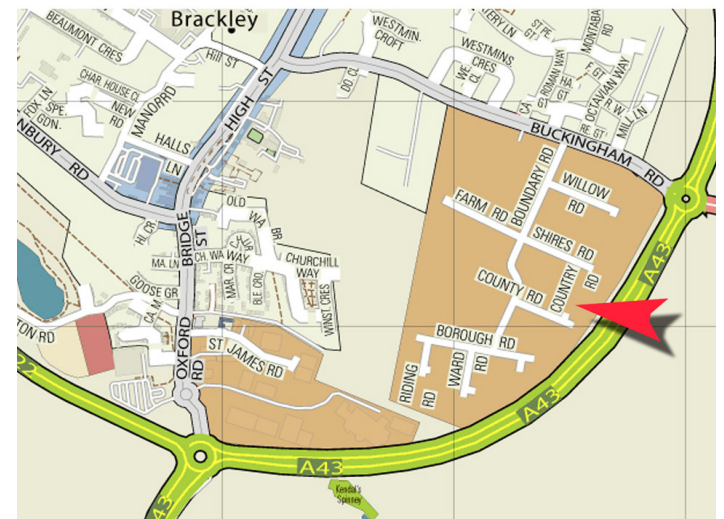
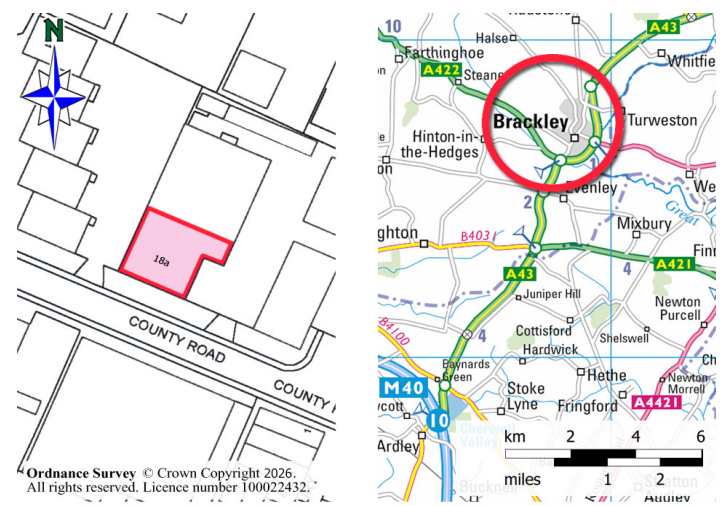
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