



**louchshacklock**  
and partners LLP

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**UNITS 30 & 32 CELTIC COURT | BALL MOOR  
BUCKINGHAM INDUSTRIAL ESTATE | MK18 1RQ**

**OFFICE & WAREHOUSE PREMISES  
FOR SALE / TO LET  
2,088 - 4,197 sq ft (193.96 - 389.91 m<sup>2</sup>)**

- Available for sale or to lease individually or combined
- Ground floor warehouse / first floor offices
- Allocated on-site parking
- Security shutters / gated car-park
- Solar panels



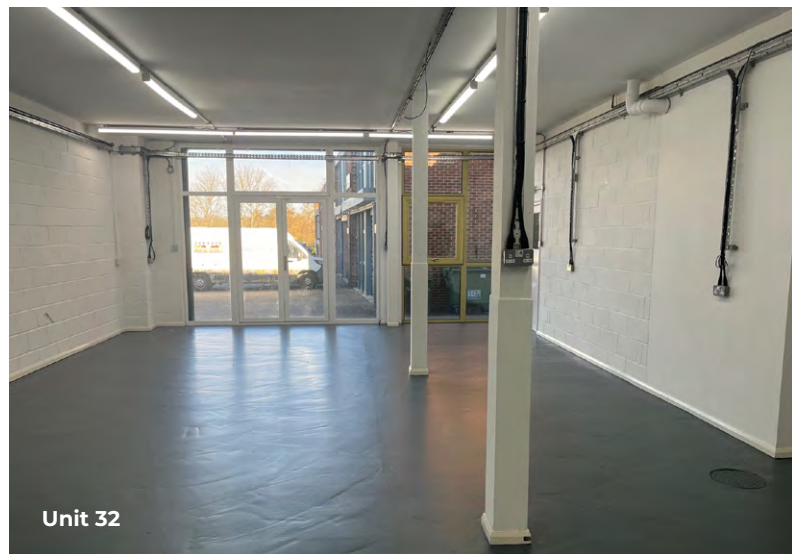
Unit 30



Unit 32



Unit 30



Unit 32

## Location

Celtic Court is located close to the entrance to Buckingham's principle industrial park and affords direct access onto the A421 leading west to the M40 and east to Milton Keynes. The immediate vicinity comprises a diverse mix of occupiers from engineering workshops, logistics and manufacturing. Local amenities include Tesco, Best Western Hotel and an Esso Petrol Station.

## Description

The available property comprises two mid-terrace 2-storey hybrid style business premises offering ground floor workshop / warehouse with first office floor accommodation. The entire property was refurbished in 2018 to a high standard to include redecoration of all surfaces, new carpets and the certification of all existing services including air-conditioning.

Access to unit 30 is via an automated up and over commercial door whilst unit 32 has a double personnel door direct to the ground floor warehouse. 7-14 parking spaces are allocated within the adjacent car-park.

## Energy Performance Certificate

Available on request.

## Price & Rent

	Price	Rent
Unit 30	£350,000 + VAT	£29,400pax
Unit 32	£350,000 + VAT	£29,400pax
Units 30 & 32	£700,000 + VAT	£58,800pax

## Business Rates

	Rateable Value 2023	Estimated Rates Payable (2024/25)
Unit 30	£16,000	£8,736
Unit 32	£16,000	£8,736



## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Floor Areas

	GIA (sq ft)	GIA (m <sup>2</sup> )
Unit 30	2,109 sq ft	195.93 m <sup>2</sup>
Unit 32	2,088 sq ft	193.96 m <sup>2</sup>
Units 30 & 32	4,197 sq ft	389.9 m <sup>2</sup>

## Viewing and further information:

Graham Young



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