



## MODERN INDUSTRIAL/WAREHOUSE UNIT

UNIT 3 CAMBRIDGE TERRACE, ST JAMES ROAD,  
BRACKLEY, NORTHAMPTONSHIRE NN13 7XY

- Sectional overhead loading door
- 3 phase electricity
- Double glazed 1st floor offices
- Mezzanine storage/showroom area

**TO LET - £34,566 PAX | 3,292 sq ft (305.83 sq m)**

**Clive Thompson**

Brown & Co

M: 07733 122017

T: 01295 273555

E: [clive.thompson@brown-co.com](mailto:clive.thompson@brown-co.com)

**Banbury**

6 Manor Park, Banbury Oxfordshire OX16 3TB

T 01295 273555 | E [banbury@brown-co.com](mailto:banbury@brown-co.com)

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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 is approximately 6 miles distant and Junction 11 at Banbury, 8 miles distant. Whilst Junction 15A of the M1 is approximately 17 miles away, Silverstone Motor Racing Circuit is 7 miles away.

## DESCRIPTION

The St James Road development was constructed in 1989 and is situated nearly opposite to the Tesco supermarket and adjacent to Mercedes AMG Petronas F1. Unit 3 is of steel portal frame construction with elevations of modern profile steel with generous use of reflective double glazing to the offices under a pitched profile steel roof. The unit is currently fitted partly as a warehouse, partly as a showroom. More particularly the property features the follows:-

- 5.5m to the underside of the eaves
- Sectional overhead loading door, height approximately 4m
- Three phase electricity
- Gas blower heaters to warehouse and office area to ground and first floors.
- Mezzanine storage/showroom area
- Car parking and loading to paved forecourt area

## ACCOMMODATION

The property provides the following gross internal floor area:-

| Unit 3              | Sq ft | S qm   |
|---------------------|-------|--------|
| Warehouse/reception | 1,836 | 170.56 |
| First floor offices | 933   | 86.67  |
| Mezzanine storage   | 523   | 48.60  |
| Total GIA           | 3,292 | 305.83 |

## SERVICES

Mains water, gas, drainage and electricity 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.

## TERMS

A new lease is offered for a term to be agreed by negotiation.

## BUSINESS RATES

The current Rateable Value is £25,000.

## RENT

£34,566 per annum (no VAT).

## EPC

The property has an EPC rating of C.

## VAT

It is understood that VAT is not applicable.

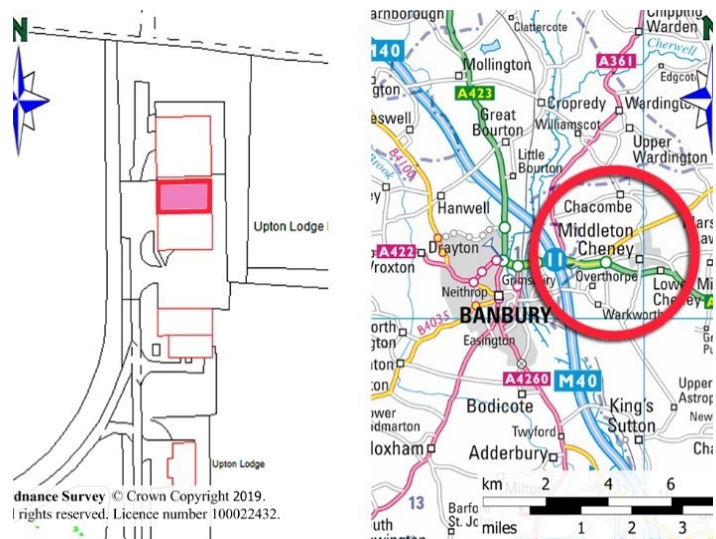
## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

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



## IMPORTANT NOTICES

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Oxfordshire OX16 3TB

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

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