



MODERN INDUSTRIAL /WAREHOUSE PREMISES

UNIT 2 LINK 40. ST JAMES ROAD, BRACKLEY,
NORTHANTS, NN13 7XY

- Sectional overhead loading door
- 3-phase electricity (136 kVA)
- Ground & first floor offices
- Forecourt loading & parking & secure yrd

TO LET - £63,000 PAX | 9,176 sq ft (852.60 sq m)

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LOCATION

Brackley is a well located town situated on the A43 dual carriageway almost midway between Oxford & 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. and Silverstone Motor Racing Circuit is 6 miles north.

DESCRIPTION

The property lies roughly opposite the Tesco's Supermarket and adjacent to Mercedes Petronas AMG F1. Unit 2 is of steel portal frame construction with elevations of composite cladding, generous use of reflective double glazing to the offices, all under a pitch profile steel roof with rooflights. More particularly the property features the following:-

- 5.5m to the underside of the eaves
- Sectional overhead access door - height approximately 4.3 m
- Ground & First floor offices with gas central heating
- Gas blower heating to warehouse
- Three phase electricity approx. 136 kVA
- Kitchen & WC facilities
- Car parking for approximately 18 cars within secure yard
- Mezzanine storage

ACCOMMODATION

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

Unit 2 Link 40	sq ft	sq m
Warehouse	4,430	411.58
GF Offices	411	38.18
FF Offices	620	57.67
Mezzanine FF storage	3,715	345.24
Total GIA	9,176	852.60

SERVICES

Mains water, gas, drainage and electricity are all 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 current rateable value for these premises is £46,500. We estimate that the rates payable for the year 2026/27 are approximately £20,553 per annum. Interested parties should make their own investigations.

LEASE & RENTAL TERMS

A new lease is offered on a fully repairing and insuring basis for a term to be agreed by negotiation at a rent of £63,000 per annum exclusive payable quarterly in advance.

EPC

The property has an EPC rating of C.

VAT

VAT is applicable and in addition.

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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