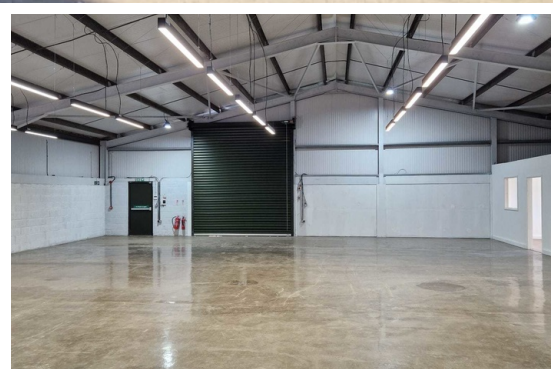
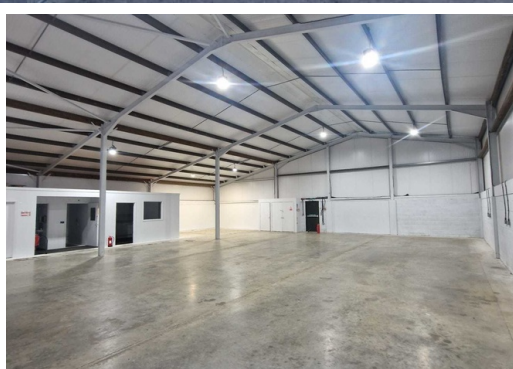




LIGHT INDUSTRIAL/STORAGE UNITS

UNITS 1 & 2 COLLEGE PARK, MAIN ROAD, SYRESHAM,
BRACKLEY NN13 5FS

- Two High Quality & Newly Refurbished Detached Units
- Insulated Storage and Light Industrial Units
- Substantial External Yard & Parking Areas
- 1km to A43 Dual Carriageway

£30,000 - £59,750 P.A.X. | 316.44-634.86 Sqm (3,427-6,833 sqft)

Tim Humphrey

Brown & Co

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Banbury

6 Manor Park, Banbury Oxfordshire OX16 3TB

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

BROWN & CO

LOCATION

The site is located off a slip road to the A43 dual carriageway on the edge of Syresham, between Brackley and Silverstone. The park boasts excellent communication links with M40 Banbury 11 miles to the West and M1 Northampton connection 13 miles to the East. Brackley, an expanding market town within South Northamptonshire, is close by.

Silverstone Race Circuit & Silverstone Technology Cluster is within 3 miles.

DESCRIPTION

Units 1 & 2 are two detached units of steel portal frame construction. Fully insulated box profile metal cladding to elevations and roof, with internal office space. Power floated anti-dust concrete floor. Pedestrian and full height roller shutter door access.

ACCOMMODATION

Description	Sqft	Sqm
Unit 1 Workshop	3,427	318.42
Unit 2 Workshop	3,406	316.44
Overall	6,833	634.86

SERVICES

Mains electric and water are connected to both units via a single supply. In the event the units are let separately, the electricity will be recharged by way of a sub meter from the main supply. Water will be charged on a user basis.

There will be a service charge applicable to each unit for the maintenance and repair of the access road (fair and reasonable), estate upkeep and costs related to the Klargester (foul) treatment plant.

We have not carried out tests of any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Unit 1 - Rateable Value £8,800
Unit 2 - Rateable Value £15,500

TERMS

The units are available as a whole or individually on a flexible full repairing and insuring basis with a minimum term of 3 years. However, all terms are negotiable and incentives may be available depending upon covenant strength. a three month rental deposit will be required.

PLANNING/PERMITTED USE

The units have a permitted B1 (light industrial) and B8 (storage & distribution) use. No activity except loading/unloading and parking of vehicles shall be carried out other than within the building(s).

LEGAL COSTS

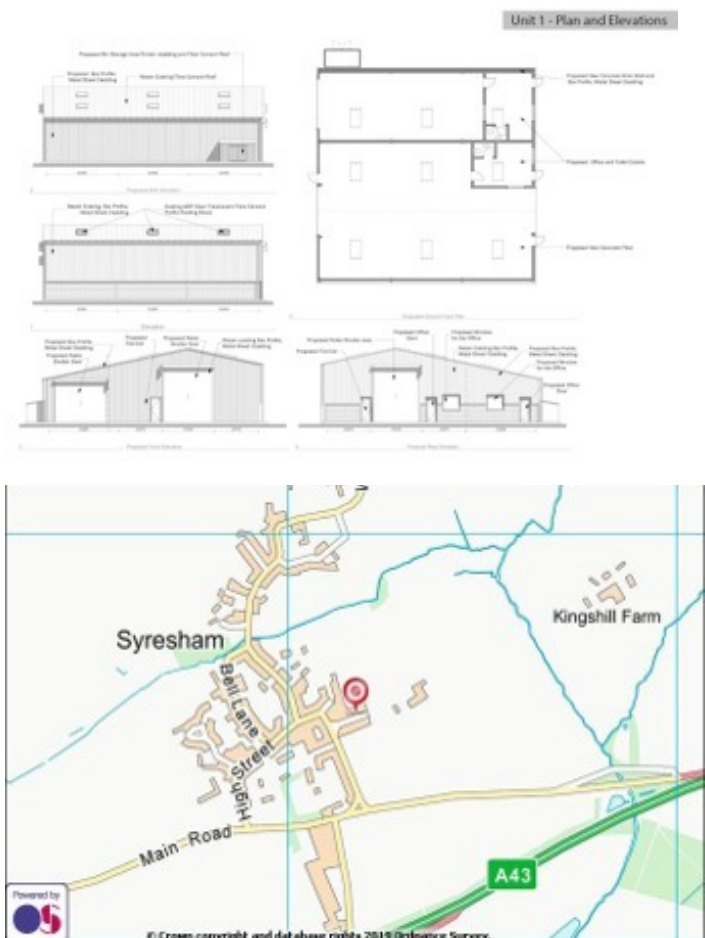
The ingoing tenant will be expected to contribute £750+VAT towards the landlord's legal fees.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents, Brown & Co.

For further information or to arrange a viewing please contact:

Tim Humphrey
T: 01295 273555 option 1
M: 07971 974229
tim.humphrey@brown-co.com



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