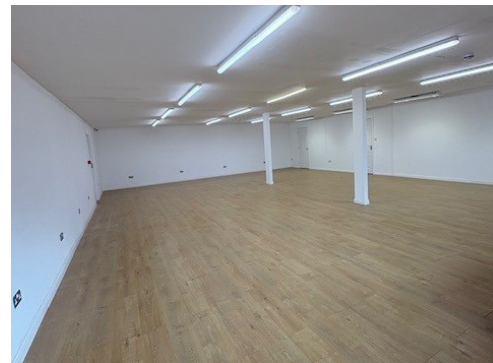
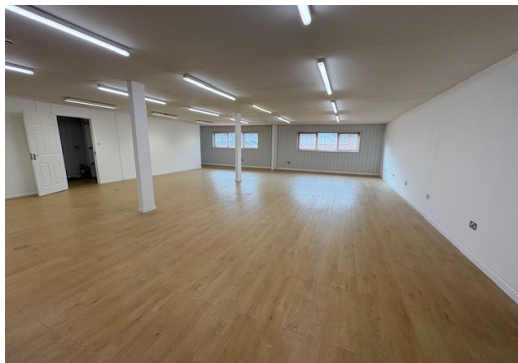




FIRST FLOOR OFFICE WITH SEPARATE ACCESS & PARKING

SCIRES FARM, BUFFERS HOLT, BUCKINGHAM,
BUCKINGHAMSHIRE MK18 5DN

- Open plan office layout
- Kitchen and WC facilities
- Separate personal access & parking
- Suitable for a storage and office use

TO LET - £10,000 PAX | 1,171 sq ft (108.87 sq m)

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BROWN & CO

LOCATION

The offices at Scires Farm are located on the A422 Brackley Road, approximately 2 miles to the north west of Buckingham, and 5 miles from the A43 at Brackley with excellent road links to the M40 Junction 10 just over 12 miles distant, and Junction 15a of the M1 being 21 miles to the north. The Silverstone circuit is 4 miles away.

DESCRIPTION

The first floor office space is bright and versatile workspace with its own separate personal access and parking and is available immediately. The suite has wood-effect laminate flooring, perimeter electric sockets and double glazed windows. The accommodation includes a kitchen and WC facilities. There is a CCTV camera and smoke alarm fitted.

Located in a rural position with convenient access to Buckingham and surrounding routes, the office space is ideally suited to small businesses. The space can also be used as a storage, office or online trading business use.

ACCOMMODATION

The property has the following (approximate) net internal floor areas:

	Sq ft	Sq m
First Floor Office	1,171	108.87

SERVICES

We understand that mains water, electricity and drainage 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.

BUSINESS RATES

The Rateable Value is being assessed. The tenant will be responsible for the business rates.

LEASE & RENTAL TERMS

A new lease is offered for a term to be agreed by negotiation with the Landlord. Flexible terms may be available.

EPC

The property has an EPC rating to be confirmed.

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.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated 25th February 2026

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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