

UNIT 1 TO LET

23,091 ft² (2,145 m²)



UNDER
REFURBISHMENT



CLOSE PROXIMITY
TO M40 & M1



SECURE
YARD



Indicative Image



www.ipif.com/brackley

INDUSTRIAL / WAREHOUSE UNIT TO LET

BUCKINGHAM ROAD INDUSTRIAL ESTATE
BOROUGH ROAD, BRACKLEY, NN13 7TB

IPIF

LOCATION

Brackley is a well located town situated on the A43 dual carriageway, almost midway between Oxford and Northampton.

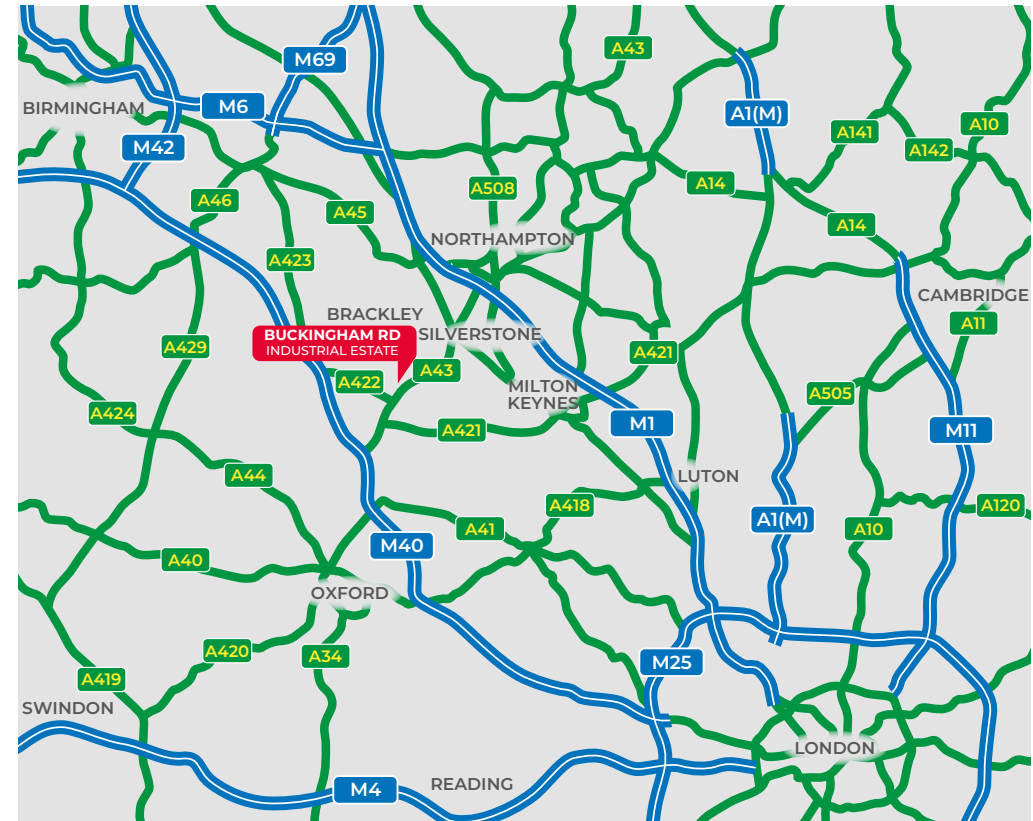
Brackley has developed into a thriving commercial centre, enhanced by the proximity of the M40 motorway (Junction 10) of which is approximately 6 miles away, and Junction 11 of the M40 near Banbury, which is 8 miles away. Brackley also lies in close proximity to Junction 15A of the M1 motorway, which is approximately 17 miles away.

DRIVE TIMES

BUCKINGHAM ROAD INDUSTRIAL ESTATE

Travel times approximate.
Sourced by Google Maps

	BIRMINGHAM	M4	OXFORD	A43	SILVERSTONE	MILTON KEYNES	LUTON AIRPORT	CENTRAL LONDON
	60 miles (86 mins)	46 miles (55 mins)	27 miles (46 mins)	0.5 miles (3 mins)	10 miles (18 mins)	20.5 miles (37 mins)	54.5 miles (73 mins)	72.5 miles (116 mins)



DESCRIPTION

The unit comprises a detached steel portal frame building with elevations of part brick / blockwork and profile steel cladding above and to the roof. Unit 1 shares its large secure yard with the neighbouring Unit 3.

There is a two-storey pod of offices to the front of the building with similar construction.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 1	M ²	FT ²
GF Warehouse	1,722	18,534
GF / Warehouse Offices	242	2,611
FF Office	181	1,946
TOTAL	2,145	23,091



Indicative Image



SPECIFICATION

- To be fully refurbished
- Eaves height 5m
- 1 surface level loading door
- 1 dock level loading door
- Ground and first floor offices
- 3 phase power
- Large yard
- Secure site

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available on request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC is available on request.



On behalf of the Landlord

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