

# UNIT TO LET

22,903 ft<sup>2</sup> (2,128 m<sup>2</sup>)



COMPREHENSIVELY  
REFURBISHED



CLOSE PROXIMITY  
TO M40 & M1



SECURE  
YARD



[www.ipif.com/brackley](http://www.ipif.com/brackley)

INDUSTRIAL / WAREHOUSE UNIT TO LET

**UNIT 1 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, as well as a well-populated motorsport hub thanks to its short distance from the iconic Silverstone Circuit. 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

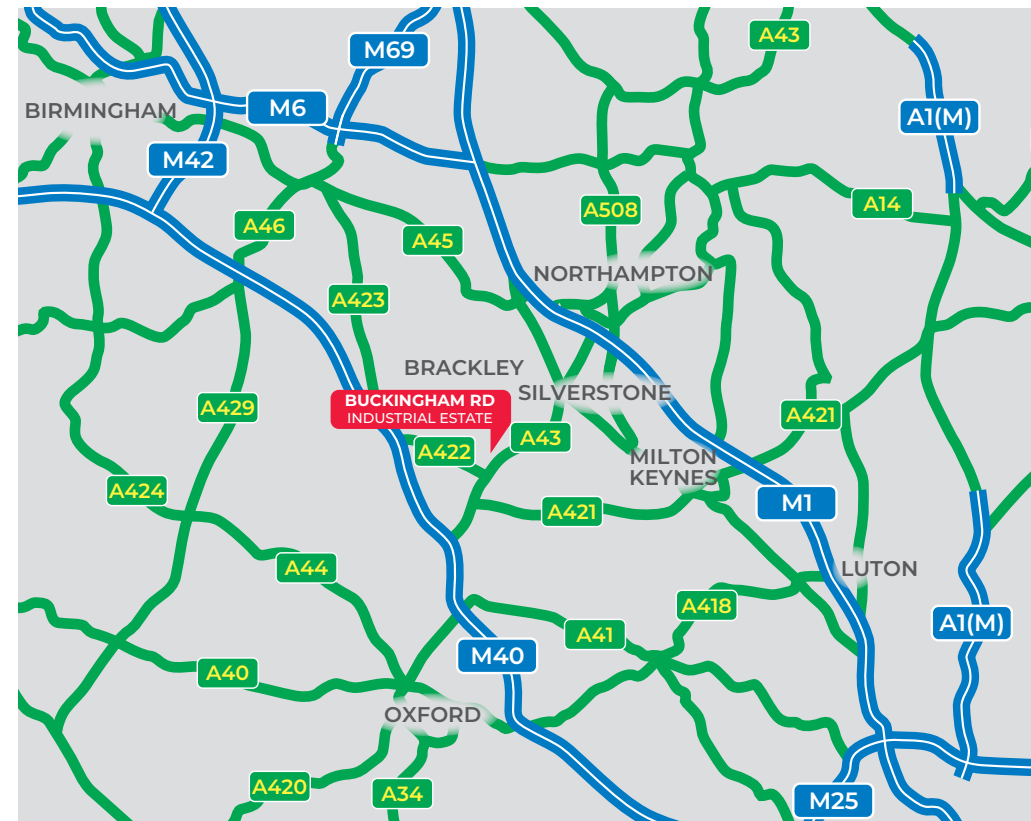
Travel times approximate.  
Sourced by Google Maps

Destination	Distance (miles)	Travel Time (mins)
BIRMINGHAM	60 miles	(86 mins)
OXFORD	27 miles	(46 mins)
M40	7.3 miles	(13 mins)
A43	0.5 miles	(3 mins)
SILVERSTONE	10 miles	(18 mins)
NORTHAMPTON	21.8 miles	(35 mins)
LUTON AIRPORT	54.5 miles	(73 mins)
M25	56.3 miles	(76 mins)

## DEMOGRAPHICS

 **2.5 Million + People** living within 60 mins drive, providing access to substantial regional labour.  
(Sourced by ONS)

 **4,000 + Businesses** operating within the wider motorsport valley, spanning Advanced Manufacturing, R+D and high performance engineering.  
(Sourced by Motorsport Industry Association)



## 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 <sup>2</sup>	FT <sup>2</sup>
GF / Warehouse Offices	1,952	21,010
FF Office	176	1,893
<b>TOTAL</b>	<b>2,128</b>	<b>22,903</b>



## SPECIFICATION

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

## LEASE TERMS

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

## BUSINESS RATES

The unit has a rateable value of £135,000 (April 2026).

## 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 rating B.



On behalf of the Landlord



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