

Industrial/Warehouse Unit

Unit 10 Stirling Business Park

Top Angel Buckingham MK18 1TH



TO LET
5,340 sq ft
£40,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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Unit	Sq Ft	Floors	Use	Rent Per Annum	Service Charge Per Annum	Building Insurance PA	Rateable Value	EPC Rating
10	5,340	Ground & First	Industrial	£40,000	TBA	TBA	£28,750	C - 62

LOCATION

Buckingham is an attractive university town and important residential/commercial centre, situated midway between the M40 and M1 Motorways. Milton Keynes railway station is approximately a 20 minute drive and offers a 35 minute intercity service to London Euston, as well as frequent trains to Birmingham and the North. Milton Keynes is approximately 15 miles, Oxford 25 miles, Banbury 17 miles and Brackley 10 miles. Buckingham has excellent communications and is strategically located with direct road access to A41 which further connects the A43, M1 and M40.

DESCRIPTION

The building is of steel portal framed construction and is part of a semi-detached modern commercial unit. The front elevation benefits from brick finish to eaves, UPVC double glazed windows and a sectional overhead loading door to the workshop. The side elevation benefits from part clad and part brick elevations with UPVC double glazed windows overlooking the yard and parking areas.

Internally the workshop benefits from a high impact concrete power floated floor, block walls and translucent sky light roof panels. There is an integral mezzanine to the rear of the workshop. In addition, there are adjoining ground and first floor offices with WC and kitchenette facilities.

ACCOMMODATION

Gross internal areas measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Unit	Use	Floor	Sq M	Sq Ft
10	Workshop	Ground	171.70	1,848
	Mezzanine	Ground	60.40	650
	Office	Ground	132.00	1,421
	Office	First	132.00	1,421
	Total GIA	Whole	496.10	5,430

TERMS

A new lease is offered on a fully repairing and insuring basis for a term to be agreed.

RENT

The rent for the premises is £40,000 per annum exclusive.

SERVICES

Mains water, electricity, gas and drainage are connected to the property. We understand that there is three phase electricity, gas fired central heating and space heating to warehouse. These services have not been tested by the agents.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is Band C – 62. A full copy of the EPC Certificate is available from the joint agents.

RATEABLE VALUE

The rateable value for the property is £28,750.

This is not what you pay. Please discuss with White Commercial for further information.

VAT

VAT is payable in addition.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact **Chris White** or **Harvey White** of White Commercial

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

or harvey@whitecommercial.co.uk



Chris White



Harvey White

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These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000.

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