1st and 2nd Floor Offices at 2 High Street, Brackley, NN13 7DT

Fully Refurbished Offices – 1,081 sq ft - Available For Lease

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Floor	Sq Ft	Sq M	Rent Per Annum	Service Charge	Building Insurance PA	Rateable Value	EPC
First	505	46.92	£19,500	N/A	TBC	To be reassessed	TBA
Second	576	53.51					

Location
Brackley is located on the A43, providing fast direct access to both the M40 and M1 motorways. The town has a population of around 16,000 (2021 census) and is well connected to nearby centres of Towcester, Banbury, Bicester and Oxford.

2 High Street is situated within the heart and centre of the town, overlooking both High Street and Market Place. Its central position places the premises within easy reach of various local shops, cafés, and amenities, with nearby occupiers including Waitrose, Costa, Boots and Mercedes Petronas F1 headquarters, together with a wide range of independent retailers.

Description
The offices are located at first and second floors above a barbershop and have undergone substantial refurbishment to provide suspended ceilings with integrated LED lighting, new flooring and full redecoration throughout.

The offices benefit from a quality kitchen and one WC per floor and are equipped with individual security alarms and boilers, together with an intercom system. There is one car parking space serving the premises.

Further photographs are available upon request.

Accommodation
(Measured in accordance with the RICS Code of Measuring Practice).

Floor	Use	Sq Ft	Sq M
First	Offices	505	46.92
Second		576	53.51
Total		**1,081**	**100.43**

Terms & VAT
The offices are available on a new effective fully repairing insuring lease, on a minimum 9-year lease with a tenant only break clause at the 6th anniversary and is subject to contract.

The landlord may consider leasing on a floor-by-floor basis. For further information please contact Harvey or Molly.

We are advised that VAT will be payable in addition.

Services
We understand that all main services are provided to the property, including gas. None of these services have however been tested by the agents.

Business Rates
The business rates for each office are due to be reassessed. Further information and an estimate can be obtained via the local authority West Northamptonshire Council.

Viewing and further information
Please contact Harvey White and Molly Baughan

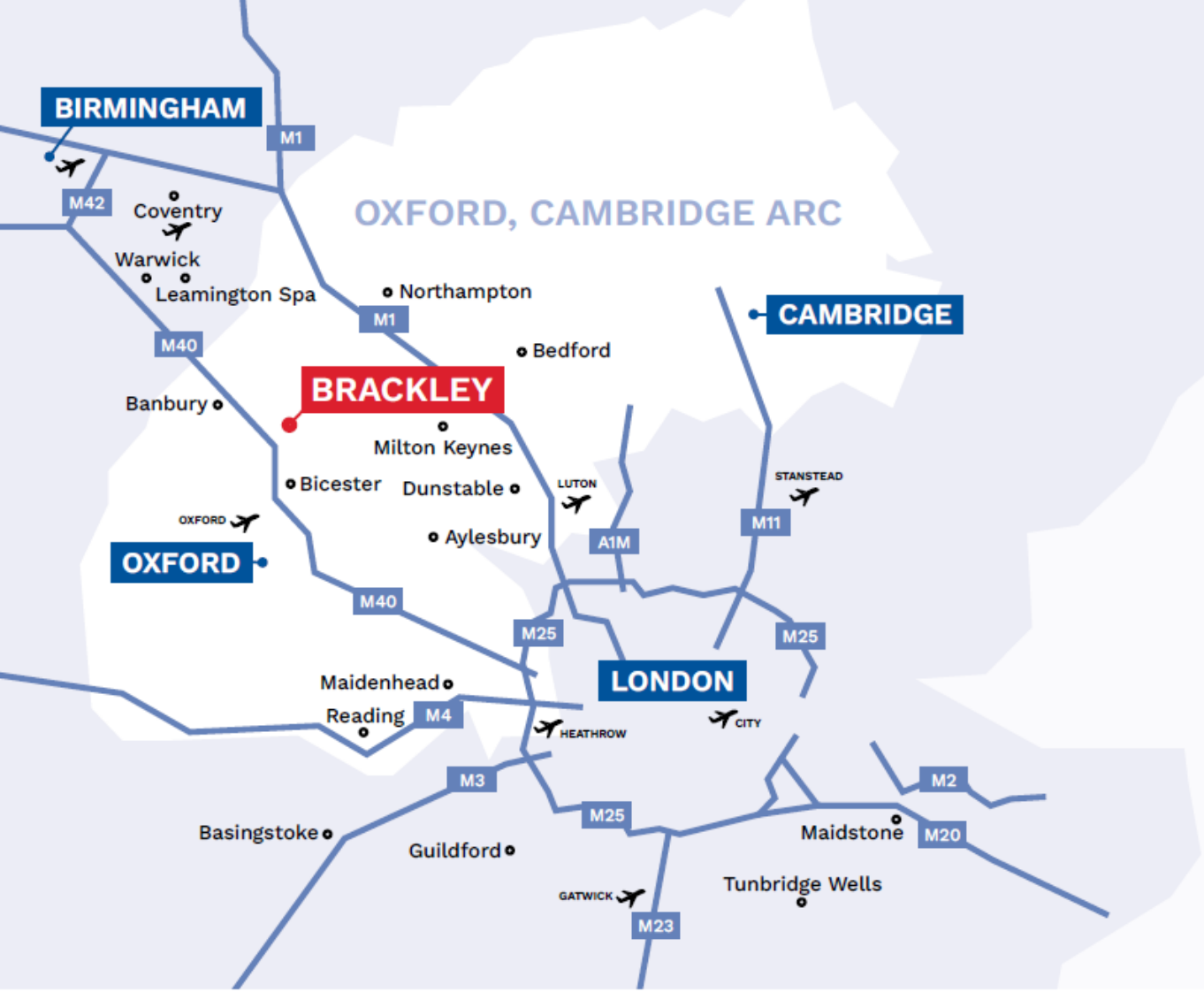
Email: harvey@whitecommercial.co.uk
and molly@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000


Harvey White


Molly Baughan

FURTHER INFORMATION
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. Please see www.whitecommercial.co.uk for our privacy policy. November 2026.



BRACKLEY

Travel Distances from Brackley by Car

Destination	Miles	KM	Travel Time
Banbury J11 M40	11	18	20 mins
Bicester J9 M40	11	18	20 mins
Birmingham M40	61	98	1 hour 6 mins
Heathrow Airport M40	61	98	1 hour 6 mins
Junction 15a, M1	16	26	18 mins
London	73	117	1 hour 45 mins
Silverstone Race Circuit	6	10	9 mins

LOCATION

Brackley is strategically positioned on the Silverstone A43 dual carriageway linking the M40 motorway to the west via Junctions 10 (6 miles) and Junction 11 (8 miles) and the M1 (25 miles). The town provides easy access to Oxford, Birmingham, Milton Keynes and Northampton. Silverstone Circuit and its world class automotive technology hub is 10 minutes' drive to the east.

The town has an expanding population of over 16,195 (2021 census) and sits within West Northamptonshire where the population size has increased by 13.5% to 425,700 in 2021.

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