



Unit 1b

Moat Farm, Newton Purcell, Buckingham, MK18 4AX

REFURBISHED WAREHOUSE UNITS

3,689 sq ft
(342.72 sq m)

- 4.5m full height loading doors
- Roof lights/good natural light
- LED Lighting. Sensor security lighting externally
- Good on-site car parking and turning areas
- Access to secure site via electric gate. 24hr monitored CCTV security.
- 3 Phase electrics
- Weighbridge available to use

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Summary

Available Size	3,689 sq ft
Rent	£29,500 per annum Plus VAT
Business Rates	Upon Enquiry
Service Charge	£0.50 per sq ft To cover the monitored CCTV 24hrs, security gate and maintenance of the common areas.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The building comprises a refurbished end of terrace warehouse unit totalling 8,570 sq ft. This has been split to provide 2 separate units. Unit 1A is Let. Unit 1B is available of 3,689 sq ft. Full height loading door, refurbished cladding etc. Water and waste provision. Satellite internet available on site (provided by Village Networks). Monitored CCTV security 24hrs. Weighbridge available to use. Service charge covers (in part) the monitored CCTV service costs, security gate and maintenance of the common areas. Photographs show unit before split.

Location

The property is located in Newton Purcell just off the A4421 Bicester/Buckingham road and lies in a former agricultural holding. Newton Purcell is a village in Oxfordshire, 4m southeast of Brackley, 5m from Buckingham & 6 m from Bicester. Buckingham has excellent communications & is strategically located midway between the M1 & M40 motorways. As well as the regional centres of Milton Keynes, Oxford, Aylesbury & Northampton.

Accommodation

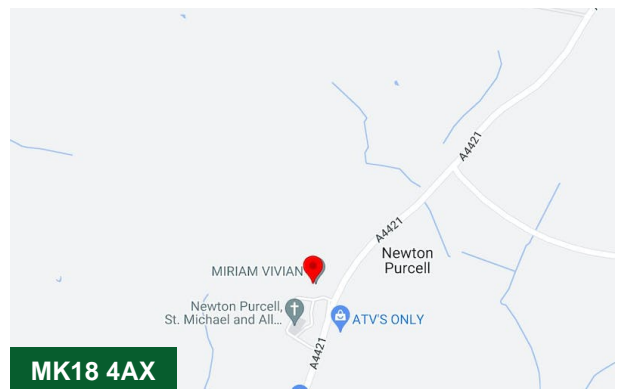
Name	sq ft	sq m	Rent	Availability
Unit - Unit 1B	3,689	342.72	£29,500 per annum Plus Service Charge	Available
Total	3,689	342.72		

Business Rates

TBC

EPC

N/A



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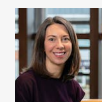
Viewing & Further Information



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