



Units 6a & 9 Gawcott Fields

Gawcott Road, Buckingham, MK18 1TN

INDUSTRIAL UNITS TO LET

4,725 to 8,819 sq ft
(438.97 to 819.31 sq m)

- 3 Phase electrics
- Roller shutter
- High pitched roofs
- Strip lighting
- Concrete flooring
- On-site car parking
- Can be let either individually or as a combined offering.

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Summary

Available Size	4,725 to 8,819 sq ft
Rent	£6.50 per sq ft
Business Rates	Please see details below
Service Charge	See table below
VAT	Applicable
EPC Rating	Upon enquiry

Description

Units 6A & 9 comprise generously sized industrial spaces featuring wide-span structures with high-pitched roofs, offering excellent height clearance ideal for racking and pallet storage.

Both units benefit from roller shutter access, separate pedestrian entrances, strip lighting, and on-site car parking. The maximum eaves height for unit 6A is 7.9m and 8.7m for unit 9.

Unit 9 additionally includes a W/C and tea-point for staff convenience. The units are suitable for a range of storage, distribution, or light manufacturing uses and can be let either individually or as a combined offering.

Location

This business unit is located in Gawcott, which is a village about 1.5 miles south-west of Buckingham. The town lies approximately 12 miles west of Central Milton Keynes, 19 miles south-east of Banbury, and 24 miles north-east of Oxford.

Accommodation

The accommodation comprises the following areas:

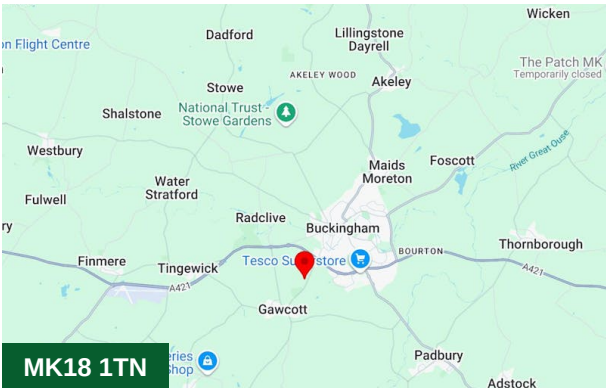
Name	sq ft	Rent	Rates Payable	Service charge	Availability
Unit - 6A	4,725	£30,715.50 /annum	£7,609.75 /annum	£1,608 /annum	Available
Unit - 9	8,819	£57,323.50 /annum	£12,599.75 /annum	£2,663 /annum	Available
Total	13,544				

Terms

A new lease is available direct from the landlord.

Money laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all tenants and proof of identity documents will be required.



Viewing & Further Information



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