



UNIT 17 ANGEL VALE, TOP ANGEL ROAD, BUCKINGHAM INDUSTRIAL PARK , BUCKINGHAM MK18 1TH

INDUSTRIAL/WAREHOUSE UNIT

- Eaves height 6m
- Three phase electricity
- Good quality first floor mezzanine storage
- Currently fitted for warehousing only (a small office can be discussed)

TO LET £32,000 PAX | 6,114 sq ft (567.99 sq m)
Including Mezzanine floor (2,887 sq ft)

Contact Clive Thompson
Brown & Co Banbury
01295 220206 / 07733 122017
clive.thompson@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Buckingham is an attractive University Town and an important residential and commercial centre situated approximately midway between M40 and M1 motorways. Milton Keynes railway station is approximately 20 minutes drive and offers a 35 minutes service into London Euston as well as frequent trains to Birmingham and the North.

Buckingham Industrial Park has direct access onto the ring road (A421) and is only 1.5 miles from the town centre.

Silverstone Motor Racing Circuit is 8 miles away.

DESCRIPTION

Unit 17 is a mid terrace steel portal frame industrial/warehouse unit built circa 2005. More particularly the property features the following:-

- Three phase electricity
- 6m eaves height
- Good forecourt loading and parking
- Mezzanine first floor storage
- Electronic courtyard security gate

ACCOMMODATION

The property has been measured in accordance with the guidelines as set out by the RICS on a gross internal floor area basis.

Unit 17	m ²	ft ²
Ground floor warehouse (no offices)	299.78	3,227
First floor mezzanine	268.21	2,887
Total GIA	567.99	6,114

SERVICES

We understand that all mains services are available to the building. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

There is currently no separate assessment of Unit 17 as it has been previously been assessed jointly with Unit 15. Interested parties should make their own enquiries through the Local Authority AVDC to satisfy themselves of the rates payable.

SERVICE CHARGE

There is a service charge levied for the management of the estate. The current charge for this unit is £750 per annum payable quarterly.

EPC RATING

No EPC is required at present for this property.

TERMS

A new lease is offered for a term to be agreed by negotiation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

IMPORTANT NOTICES

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VAT

All the above figures are exclusive of VAT which will be chargeable.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole Letting Agent.

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