



UNITS L & K4 LINCOLN COURT, BUCKINGHAM ROAD INDUSTRIAL ESTATE, BRACKLEY NN13 7BE

END OF TERRACE INDUSTRIAL/WAREHOUSE PREMISES

- Three-phase electricity
- Up and over sectional overhead door
- The Units are currently fitted for office purpose ground and first floor but could revert to industrial accommodation
- EPC - D

Contact Clive Thompson

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FOR SALE

Unit L - £275,000 | 351 sq m (3,778 sq ft)

Unit K4 - £100,000 | 124.52 sq m (1,340 sq ft)

BROWN & CO

Property and Business Consultants

brown-co.com

LOCATION

Brackley is a well located town situated on the A43 dual carriageway midway between Oxford and Northampton. Brackley is developing into a thriving commercial centre enhanced by the proximity of the M40 motorway, junction 10 of which is approximately 6 miles distant and junction 11 at Banbury 8 miles distant. Junction 15a of the M1 is approximately 17 miles. Silverstone Race Circuit is approximately 6 miles away.

DESCRIPTION

Unit L and K4 is part of a terrace constructed around a steel portal frame with brick facing elevations to approximately 2 metres and plastic coated profile steel above and to the roof.

Access to the unit is via an up and over sectional loading door and adjacent pedestrian door. The unit benefits from three phase electricity, fluorescent strip lighting, first floor office, concrete screeded power floated floor, kitchenette and WC to the ground floor. Car parking is to the front of the unit and to the rear boundary.

ACCOMMODATION

	m ²	ft ²
Unit L Lincoln Court		
Ground floor offices	175.50	1,889
First floor offices	175.50	1,889
GIA	351.00	3,778
Unit K4 Lincoln Court		
Ground floor office	62.26	670
First floor office	62.26	670
GIA	124.52	1,340

SERVICES

Mains water, electricity and drainage are connected. Please note that these services have not been tested by the agent.

BUSINESS RATES

Rateable Value	£34,250
Rates Payable	£17,090

The above are the current rates for office accommodation; if the unit reverts to industrial use, the rates will be much lower.

PRICE

Unit L - £275,000

Unit K4 - £100,000

VAT is chargeable on the above figures.

EPC RATING

The property has an EPC rating of D.

IMPORTANT NOTICES

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TERMS

These premises are offered freehold with vacant possession being given upon upon completion.

LEGAL COSTS

Each party is to bear its own legal costs in this transaction.

VAT

We are advised that VAT is applicable to the sale of this property.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the Selling Agent.

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