

## UNIT 2, 8 TOP ANGEL ROAD, BUCKINGHAM INDUSTRIAL PARK, BUCKINGHAM MK18 1TH

#### MODERN LIGHT INDUSTRIAL/OFFICE PREMISES

- Three phase electricity
- Sectional overhead loading doors
- WC & Kitchen facilities
- EPC Rating D

# FOR SALE Freehold £570,000 | TO LET £44,000 Pax 5,101sq ft (473.84 sq m)

Contact Clive Thompson

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Property and Business Consultants brown-co.com

#### LOCATION

Buckingham is an attractive University town and an important residential/commercial centre situated midway between the M40 and M1. Silverstone Circuit is circa 8 miles.

Milton Keynes railway station is approximately 20 minutes' drive and offers a 35-minute intercity service to London Euston, and frequent trains to Birmingham and the north.

#### DESCRIPTION

Unit 2 is of steel portal frame construction with brick elevations to approximately 2.1 metres with profile steel cladding above and to the pitched roof above.

The current occupier has fitted the unit to a high standard and currently uses approximately 800 sq ft of the ground floor for office purposes. This space could easily be converted to production space.

More particularly, the unit features the following:-

- 3-phase electricity
- Concrete screeded power floated floors
- Sectional overhead loading door
- Mezzanine storage floor
- Office and Meeting Room accommodation centrally heated and air conditioned
- Male and female WCs and kitchen facilities
- Car parking to the front and side of the unit 16 spaces
- Warehouse incorporates gas blower heating

#### ACCOMMODATION

The property provides the following gross internal floor area.

Unit 2	m <sup>2</sup>	ft²
Ground floor warehouse including offices, WCs and Kitchenette	310.29	3,340
First floor office	94.42	1,016
First floor Mezzanine	69.13	745
Total GIA	473.84	5,101

#### SERVICES

Mains water, gas, drainage and electricity are connected. 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**

Business rates will be the responsibility of the occupier. The premises have the following assessment: -

Rateable Value	£41,500
Rates Payable	£20,709

#### **EPC RATING**

The property has an EPC rating of D.

#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions for and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries were prepared on 5-Feb-24.

### 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.

#### VAT

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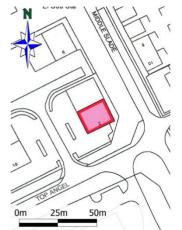
It is undersood that VAT is applicable.

#### ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

#### VIEWING & FURTHER INFORMATION

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