



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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BROWN & CO

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 ² | ft ² |
|---|----------------|-----------------|
| 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

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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

It is understood 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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