



UNIT 3 OXFORD COURT, ST JAMES ROAD, BRACKLEY, NORTHANTS NN13 7XY

MODERN OFFICE/BUSINESS UNIT

- Central Courtyard
- Office & former fitness studio
- Suspended ceilings with integral downlighters
- WC's to ground and first floor

TO LET £980 PCM | 885 sq ft (82.22 sq m)

Contact Clive Thompson

Brown & Co Banbury

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BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Brackley is a well located town situated on the A43 dual carriageway almost midway between Oxford and Northampton with convenient access to both the M40 (Junction 10 - 6 miles) and M1 (Junction 15a - 17 miles). Banbury lies 10 miles to the west and Milton Keynes some 22 miles to the east.

Oxford Court is situated on the Link 40 Business Centre on St James Road, a short distance from the A43 and Tesco store. The offices are approximately a 5 minutes walk from the town centre and adjacent to the Police Station and Fire Brigade.

DESCRIPTION

Unit 3 is one of a terrace of office units arranged around a central courtyard. The buildings are of facing brick work, cavity wall construction under a tiled roof and are double glazed throughout. The unit features the following:-

- * Timber flooring
- * Electric heating
- * Suspended ceilings
- * Window blinds
- * Perimeter trunking
- * WC's to ground and first floor

ACCOMMODATION

The property provides the following gross internal area:-

	m ²	ft ²
Ground & first floor	82.22	885

SERVICES

Mains water, drainage and electricity (single and three phase). We have not carried out tests on any of the services or applications and interested parties should arrange their own test to ensure these are in working order.

RENT

£980 per calendar month payable monthly in advance.

BUSINESS RATES

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

Rateable Value from 1 st April 2023	£9,300
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The property will be zero rated for a small single business.

SERVICE CHARGE

Service charge will be levied to cover the cost of maintaining the common areas.

EPC RATING

The property has an EPC rating of B.

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 of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other 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 with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 11-Apr-23.

TERMS

A new lease is offered on fully repairing and insuring terms 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 will be charged.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

Clive Thompson
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