



UNIT 2, LINK 40 , ST JAMES ROAD , BRACKLEY , NORTHANTS , NN13 7XY

MODERN INDUSTRIAL/WAREHOUSE UNIT

- Secure Yard
- Good Parking Provision
- 6.5m Eaves Height & Three Phase Power
- EPC Rating TBC

TO LET £75,000 pax | 10,793 sq ft (1,002.67 sq m)

Contact Clive Thompson

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BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Brackley is a well located town situated on the A45 dual carriageway almost midway between Oxford and Northampton.

Brackley is 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, while Junction 15A of the M1 is approximately 17 miles away. Silverstone Motor Racing Circuit is 6 miles distant.

DESCRIPTION

The St James Road development was constructed in 1995 and is roughly opposite the Tesco's Supermarket and adjacent to Mercedes AMG F1. Unit 2 is of steel portal frame construction with elevations of part horizontal rib cladding and part brick and blockwork. The roof is profile steel with 10% roof lights. More particularly the property features the following:-

- 6.5m to the underside of the eaves
- Sectional overhead loading door - height approximately 5m
- Three phase electricity
- Secure yard to the side of the building
- Ground floor reception and first floor offices
- Good parking provision

ACCOMMODATION

The property provides the following (approximate) gross internal floor area.

Unit 2	m ²	ft ²
Ground floor warehouse including office/ reception	906.98	9,763
First floor office	95.69	1,030
Total GIA	1,002.67	10,793

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

Subject to a reassessment

EPC RATING

The property has an EPC rating of TBC.

RENT

£75,000 per annum exclusive payable quarterly in advance.

TERMS

A new lease is offered on a fully repairing and insuring basis for a term to be agreed by negotiation.

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 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 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 28-Oct-20.

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.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

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