



Buckingham Road **NN13 7DN**



**Modern Office Campus**

Four Detached Buildings 9,210 – 46,465 sq ft  
Exceptional Parking - 300 spaces (1 per 155 sq ft)

**To Let**

## DESCRIPTION

# SELF-CONTAINED & SECURE

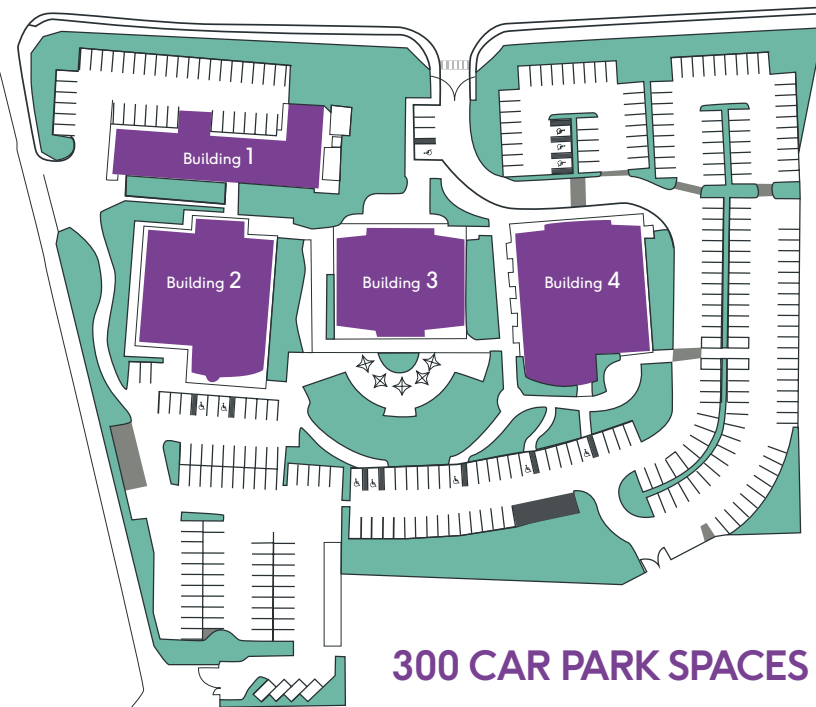
Brackley Office Campus is a prestigious development comprising four modern office buildings within a self-contained and secure quality landscaped environment. The offices provide modern open plan accommodation over ground and first floors. Each building typically provides the following high specification:

- Comfort Cooling
- Fully accessed raised floors
- Suspended ceiling with recessed LG lighting
- Male, female and disabled WCs
- Double height receptions
- Shower facilities
- Passenger lift

The premises comprise four two-storey modern buildings totalling 46,465 sq ft (4,317 sq m) with car parking for 300 vehicles (parking ratio 1:155 sq ft).

## ACCOMMODATION

| BUILDING | FLOOR  | Sq M     | Sq Ft  | CAR PARKING |
|----------|--------|----------|--------|-------------|
| 1        | Ground | 436.44   | 4,697  | 59 spaces   |
|          | First  | 419.19   | 4,513  |             |
|          | TOTAL  | 855.63   | 9,210  |             |
| 2        | Ground | 632.08   | 6,805  | 86 spaces   |
|          | First  | 603.69   | 6,499  |             |
|          | TOTAL  | 1,235.77 | 13,304 |             |
| 3        | Ground | 454.00   | 4,887  | 61 spaces   |
|          | First  | 419.00   | 4,516  |             |
|          | TOTAL  | 873.00   | 9,403  |             |
| 4        | Ground | 711.00   | 7,648  | 94 spaces   |
|          | First  | 641.00   | 6,900  |             |
|          | TOTAL  | 1,352.00 | 14,548 |             |



LANDSCAPED ENVIRONMENT VERY COMPETITIVE RENT CLOSE TO A43 (M40) RESIDENTIAL & COMMERCIAL GROWTH





## LEASE TERMS

The buildings are available to let as a whole or separately by way of a new full repairing and insuring lease.

## RENTAL

Competitive rent upon application.

## ESTATE/SERVICE CHARGE

An estate and service charge will be levied as appropriate to cover communal costs.

## RATES

The 2017 Rateable Value for the whole Campus is £337,500 (2018/19 £3.59 per sq ft payable). The rates will need to be reassessed if the buildings are leased separately.

## EPC

The buildings have Energy Performance Ratings of:

- Building 1: EPC D – 77 points
- Building 2: EPC D – 83 points
- Building 3: EPC D – 83 Points
- Building 4: EPC C – 69 points



# EASY ACCESS



Buckingham Road, Brackley, Northamptonshire



## LOCATION

The property is located in the busy market town of Brackley, an expanding town with a population of over 14,500 and a further 2,750 housed planned over the next 5 years. The district is subject to substantial current and planned residential and commercial growth. Brackley is home to the Mercedes AMG Petronas F1 Team and is situated just 6 miles from the Silverstone race circuit.

Brackley Office Campus is located prominently on the Buckingham Road in the town of Brackley, close to the Silverstone A43 dual carriage way - which has a traffic flow of over

315,000 vehicles a week and links the M40 motorway to the west and east via Junctions 10 (6 miles) and 11 (8 miles) respectively. The site provides easy access to M40/M1, Oxford, Birmingham, Milton Keynes and Northampton and is within It is a short walk to Brackley Market Square/shops/facilities.



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