

robinson
+ hall



- + Available Now
- + 170.11 sq m / 1,831 sq ft
- + Prominent location,
close to A509/A428
- + Secured location and on
site parking



TO LET

£13,750 Per Annum

Unit 1, Mixbury Hall Farm, Mixbury, Brackley, Oxfordshire NN13 5RL

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Description

A purpose-build storage unit benefiting from concrete and cladding above, roller shutter door access as well as pedestrian access door and solid concrete flooring.

The unit is fitted with LED lighting and provide 3-phase power to the loading door. Secured access via closed metal gate.

There is also parking in front of the units for 2 vehicle.

Unit 1 170.11 sq m / 1,831 sq ft £13,750 per annum

Location

Mixbury Hall Farm is located in the village of Mixbury about 2.5 miles southeast of Brackley in Northamptonshire. The units are approximately 7 miles away from Buckingham and 21 miles to Milton Keynes. There is an easy access onto the A421.

Services

We understand that three phase mains electricity is available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant / purchaser to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new fully repairing and insuring lease on terms to be agreed.

Business Rates

The unit is currently not assessed for business rates.

Service Charge

A service charge may be levied for the upkeep and maintenance of the external areas.

Planning

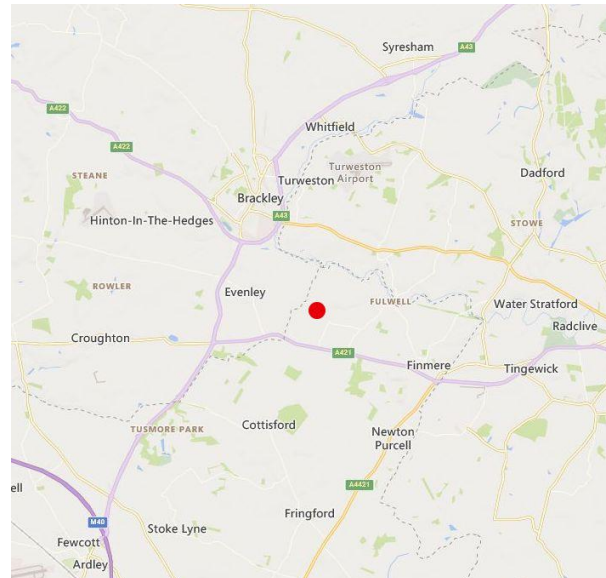
For information on planning permission, please contact Robinson & Hall LLP for more information.

VAT

All rents, prices and premiums are stated exclusively of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisors as to their liability, if any.

what3words

The location of the property is [///watchdogs.petted.frogs](https://www.what3words.com/#!/watchdogs.petted.frogs)



To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road,
Oakley, Bedford,
MK43 7TA**

Agent's Notes

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

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