

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Unit 2 Apollo Office Court, Radcliffe Road, Gawcott, MK18 4DF

Asking Price £199,995 Leasehold

An opportunity to purchase a good size open plan, ground floor office on this attractive purpose built business park, situated just outside of Buckingham. Benefits include heating/comfort cooling, allocated parking for four cars plus visitor parking and a good size shared meeting room. The main office is approximately 998 square feet. Viewings by appointment only. Approx. 990 years remaining on the lease. Service Charge £2000 per annum. The EPC rating for the premises is in Band D (76). PLEASE NOTE ASKING PRICE IS PLUS VAT AT THE CURRENT RATE. Lease details: 999 years from and including 29 September 2006.



Entrance

UPVC double glazed door to;

Office

39' 8" X 26' 5" (12.10m X 8.07m)

Air conditioning units providing heating & cooling, multiple plug sockets & broadband & Ethernet points, storage cupboard, UPVC double glazed windows to front & rear aspect.

Kitchenette

Fitted to comprise; inset single drainer stainless steel sink unit with cupboard under, further range of base & wall mounted units, integrated under counter fridge, dishwasher & microwave.

W.C.

Low level W.C, wall mounted wash hand basin, tiled floor, electric panel heater.

Parking

Four allocated parking spaces situated outside the front of the unit, visitors parking available.

Please Note

Service Charge: £2000 per annum.

The EPC rating for the premises is in Band D (76)

Lease details: 999 years from and including 29 September 2006.

Electricity supply: Mains.

Water supply: Mains.

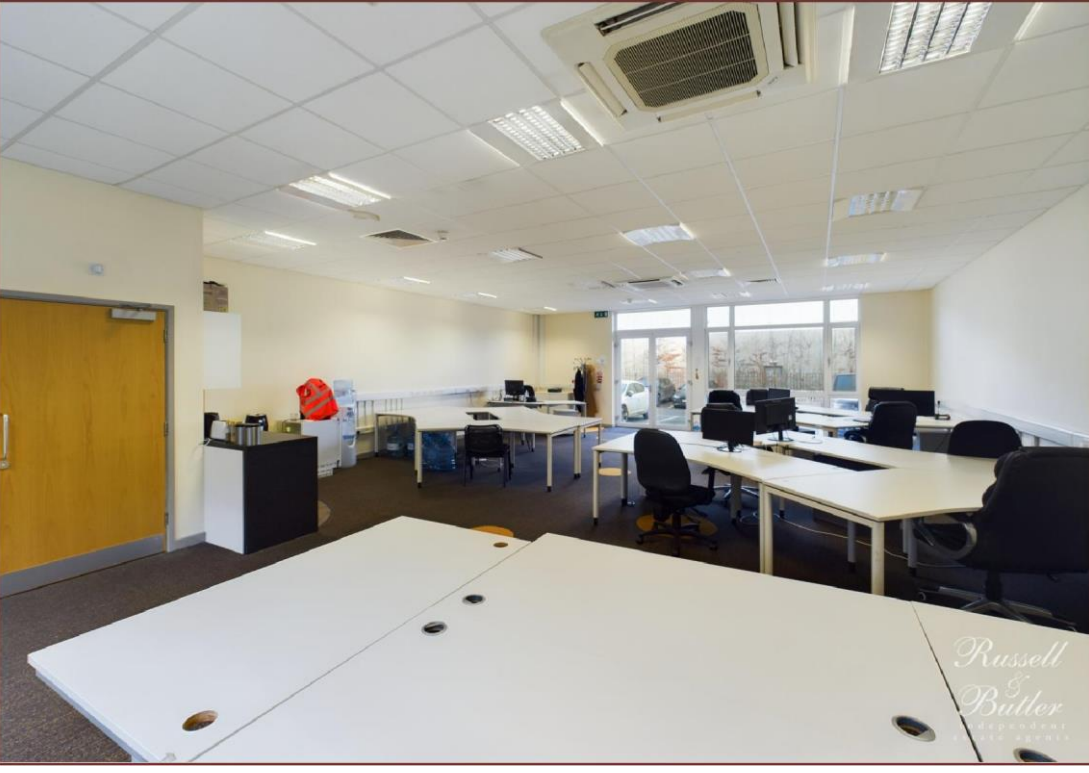
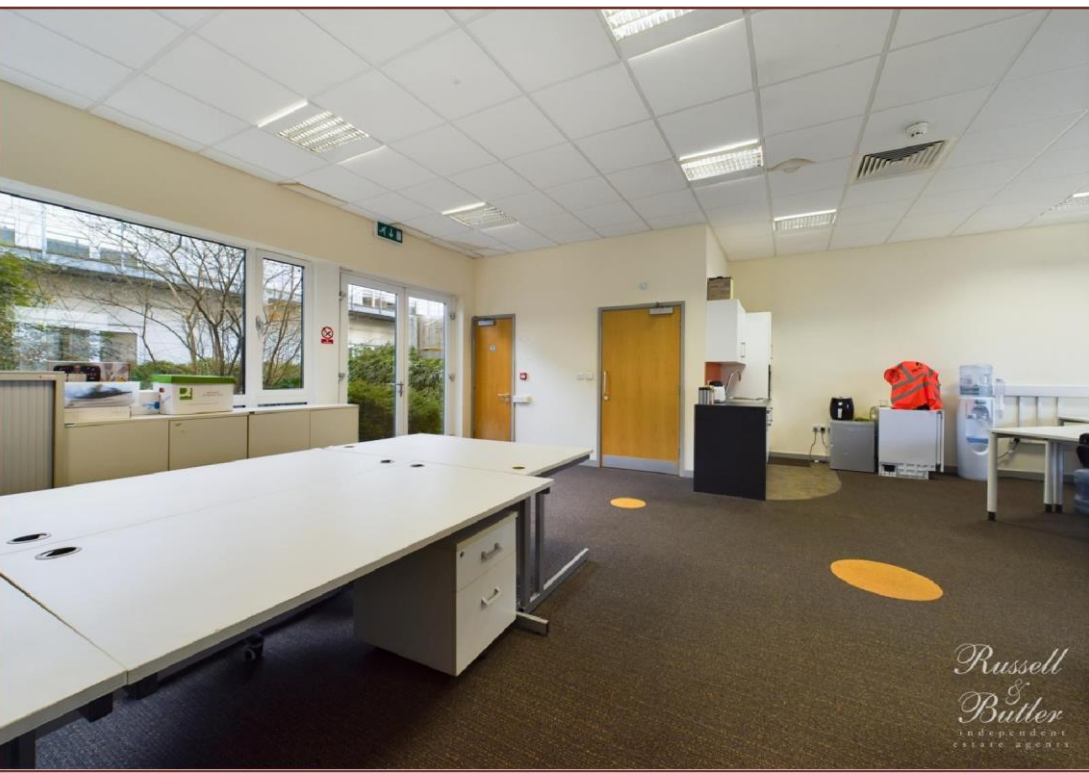
Sewerage: Mains.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell
&
Butler*
independent
estate agents



All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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