



**Units 6a & 9 Gawcott Fields**  
Gawcott Road, Buckingham, MK18 1TN

**INDUSTRIAL UNITS  
TO LET**

**4,725 to 8,819 sq ft**  
(438.97 to 819.31 sq m)

- 3 Phase electrics
- Roller shutter
- High pitched roofs
- Strip lighting
- Concrete flooring
- On-site car parking
- Can be let either individually or as a combined offering.

# Units 6a & 9 Gawcott Fields, Gawcott Road, Buckingham, MK18 1TN

## Summary

<b>Available Size</b>	4,725 to 8,819 sq ft
<b>Rent</b>	£6.50 per sq ft
<b>Business Rates</b>	Please see details below
<b>Service Charge</b>	See table below
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

Units 6A & 9 comprise generously sized industrial spaces featuring wide-span structures with high-pitched roofs, offering excellent height clearance ideal for racking and pallet storage.

Both units benefit from roller shutter access, separate pedestrian entrances, strip lighting, and on-site car parking. The maximum eaves height for unit 6A is 7.9m and 8.7m for unit 9.

Unit 9 additionally includes a W/C and tea-point for staff convenience. The units are suitable for a range of storage, distribution, or light manufacturing uses and can be let either individually or as a combined offering.

## Location

This business unit is located in Gawcott, which is a village about 1.5 miles south-west of Buckingham. The town lies approximately 12 miles west of Central Milton Keynes, 19 miles south-east of Banbury, and 24 miles north-east of Oxford.

## Accommodation

The accommodation comprises the following areas:

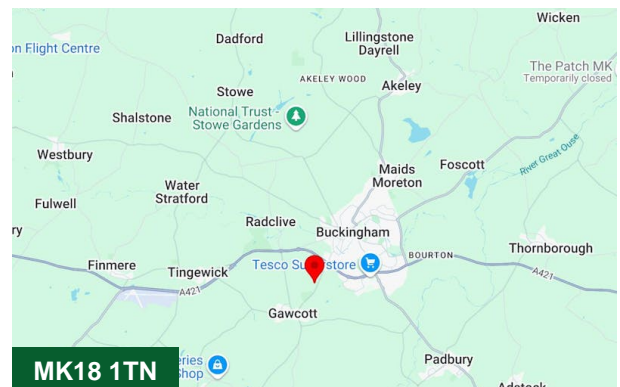
Name	sq ft	Rent	Rates Payable	Service charge	Availability
Unit - 6A	4,725	£30,715.50 /annum	£7,609.75 /annum	£1,608 /annum	Available
Unit - 9	8,819	£57,323.50 /annum	£12,599.75 /annum	£2,663 /annum	Available
<b>Total</b>	<b>13,544</b>				

## Terms

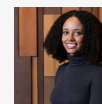
A new lease is available direct from the landlord.

## Money laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all tenants and proof of identity documents will be required.

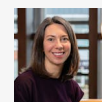


## Viewing & Further Information



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