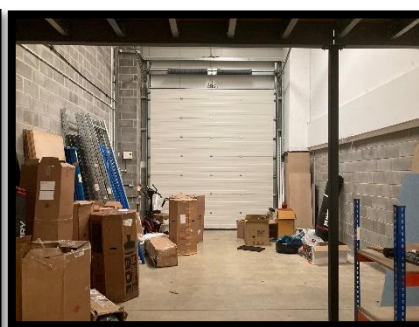




**TO LET – 9,210 Ft<sup>2</sup> (855.62 M<sup>2</sup>)**

**Industrial / Warehouse Unit**

**Unit 15 Angel Vale, Top Angel Road,  
Buckingham Industrial Park, Buckingham. MK18 1TH**



- **Good forecourt for loading and car parking to front and side**
- **3 Phase Power**
- **Up & over loading door**
- **Quality first floor mezzanine storage**
- **Well fitted offices with kitchen**

**Leighton Buzzard 01525 623007 | Watford 01923 911007**

**Money Laundering:** In order to comply with the Proceed of Crime Act 2002 and Money Laundering Regulations Act 2004 we will check the identity and financial background of any prospective purchasers/tenants who will be required to provide formal identification of themselves as individuals and of their organisation.

**Property Misdescriptions Act 1991/ Misrepresentation Act 1967:** These particulars are for general guidance only and do not constitute any part of an offer or contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Forest Real Estate. Details are given without any responsibility and any interested party 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 the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give Forest Real Estate nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.

**Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT.

## LOCATION

Buckingham is an attractive University Town and an important residential and commercial centre situated approximately midway between M40 and M1 motorways. Milton Keynes railway station is approximately 20 minutes drive and offers a 35 minutes service into London Euston as well as frequent trains to Birmingham and the North.

Buckingham Industrial Park has direct access onto the ring road (A421) and is only 1.5 miles from the town centre.

Silverstone Motor Racing Circuit is 8 miles away.



## DESCRIPTION

The property comprises an end terrace single storey unit of steel portal frame with metal clad elevations built circa 2005. Internally, a quality mezzanine storage mezzanine has been constructed across the whole of the warehouse and fronted by offices at ground and first floor.

## ACCOMMODATION

Ground Floor:	4,854 ft <sup>2</sup>	(450.94 m <sup>2</sup> )
First Floor Offices:	881 ft <sup>2</sup>	(81.85 m <sup>2</sup> )
Mezzanine storage:	3,475 ft <sup>2</sup>	(322.83 m <sup>2</sup> )
<b>Total GIA:</b>	<b>9,210 ft<sup>2</sup></b>	<b>(855.62 m<sup>2</sup>)</b>

## ENERGY PERFORMANCE CERTIFICATE

The EPC has an asset rating of E 103.

## TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to rent reviews every 5 years, upward only.

## RENT

£55,000 per annum exclusive.

The property has been elected for VAT.

## VIEWING

Strictly by appointment via either of the Sole Agents:



**01525 623007**

info@smiddyproperty.co.uk



**01525 600610**

office@clockproperty.com

## BUSINESS RATES

Rateable Value: - £50,000.

Estimated Rates Payable (2023/24): -  
21,519 per annum.

Interested parties are advised to make their own enquiries with the Rating Department of Aylesbury Vale District Council.

T: 01296 585858

## SERVICE CHARGE

There is a service charge provision to cover the maintenance and repair of the common parts of the estate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.