

Unit 1 Oxford Court

Brackley, Northamptonshire, NN13 7XY



To Let
875 sq ft
£14,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
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Sq Ft	Sq M	Use	Rent Per Annum	Service Charge PA	Building Insurance Per Annum	2017 Ratable Value	EPC Rating
875	81.2	B1	£14,000	£450.00	£200.00	£7,700	C - 67

LOCATION

The property is centrally located in Brackley, Northamptonshire, approximately 10 miles west of Banbury and 20 miles east of Northampton. Brackley is an expanding town with a population of over 12,000 situated on the main A43 dual carriageway linking the M40 via junctions 10 (6 miles) and Junction 11 (8 miles) and Junction 15 of the M1.

Brackley is subject to significant expansion with an additional 1,500 houses planned to the north east of the town plus a new Sainsbury's Superstore and new 5-acre Heath Campus.

DESCRIPTION

The premises comprise an end of terrace two storey unit situated within an established business park, close to Brackley town centre.

The unit benefits from air conditioning, a small open kitchen, two WCs, modern LED lighting and 4 allocated car parking spaces to the front of the building.

ACCOMMODATION

Gross internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Sq Ft	Sq M
Ground	421	39.1
First	454	42.1
TOTAL	875	81.2

SERVICES

We understand that all mains services are connected to the premises, excluding gas.

TERMS

The property is available on new fully repairing and insuring lease, on terms to be agreed, at a rental of £14,000 per annum exclusive.

SERVICE CHARGE

There is service charge payable in respect of the upkeep and repairs to the common areas of the estate. The annual charge is approximately £450.00.

BUILDING INSURANCE

The insurance premium for the building is circa £200.00 per annum.

RATES

We understand from the Valuation Office website that the rateable value for the premises is £7,700. The incoming tenant may be eligible for small business rates relief. Further information is available from White Commercial.

VAT

VAT is payable in addition to all prices quoted.

EPC

The EPC rating is C – 67.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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