



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



**ADDINGTON BUSINESS PARK | VERNEY ROAD | WINSLOW
BUCKINGHAMSHIRE | MK18 2JX**

WAREHOUSE UNITS AND SECURE YARDS AVAILABLE TO LET

- Warehouse premises
- Excellent location equidistant between M40 and M1
- Secure yard (fully perimeter fenced)
- Level access loading door and parking
- CCTV throughout the estate

Location

Addington Business Park is located approximately 1 mile west of Winslow and 4 miles south of Buckingham. The Park is equidistant between the M1 (Junctions 13&14) and M40 (Junction 9).

Description

Unit 7 is a self-contained concrete-framed warehouse/production unit. The warehouse area has a minimum internal clear height of 3.5 metres rising to 4 metres with a single surface level loading door. The property benefits from car parking to the front of the site.

Unit 2 is a self-contained concrete-framed warehouse/production unit. The warehouse area has a minimum internal clear height of 3.5 metres with an additional store to the side of the warehouse.

Specification

- ✓ Warehouse/production area with internal minimum clear height of 3.5 metres raising to 4 metres.
- ✓ Secure Yard Space Available
- ✓ One surface level loading door

Terms & Tenure

The property is available by means of a new fully repairing and insuring lease.

Rent (Warehouse)

Unit 2 - £13,000 pa exclusive, payable quarterly in advance.

Unit 7- £13,000 pa exclusive, payable quarterly in advance.

Rent (Yard)

£64,000 per annum exclusive.

Estate Service Charge

There is an estate service charge payable as a contribution to the maintenance and management of common parts of the estate, based upon floor area occupied as a proportion of the total estate floor area.

Energy Performance Certificate

To be confirmed.



Availability

	Gross Internal floor area (m ²)	Gross Internal floor area (sq ft)
Unit 2	316.88	3,411
Unit 7	231.78	2,495
Yard	3,901	42,000

Viewing and further information:

Chris McClure



DDI: 01908 224764 / 01908 224767

chris@louchshacklock.com