

TO LET

INDUSTRIAL



- Well located within gated estate of 14 units built in 2005
- Town centre 1.5 miles
- A421 easily accessible
- M40: 12.5 miles; M1: 17.5 miles
- Storage/light industrial unit with storage mezzanine & offices
- Height: 3.2 metres under mezzanine & 2.5 metres to eaves
- Car parking and loading access via roller shutter door
- Common areas managed via estate charge
- VAT: applicable
- Uses: E, B2 & B8
- Joint agents: Smiddy & Co and Clock Property

- Ground Floor: 4,854 ft² (450.94 m²)
- 1st Floor Offices: 881 ft² (81.85 m²)
- Mezzanine: 3,475 ft² (322.83 m²)

- **Total:** 9,210 ft² (855.62 m²)

- Leasehold: £62,500 pax for a term to be agreed

- Rateable value: £37,500

- Energy performance rating: E103

**UNIT 15 TOP ANGEL, BUCKINGHAM INDUSTRIAL PARK
BUCKINGHAM MK18 1TH**

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