



## Unit 7, Brackley Industrial Estate

Top Station Road, Brackley, NN13 7UG

**Space within a warehouse & self contained yard available on a flexible basis.**

**5,522 sq ft**

(513.01 sq m)

- Full Height Loading Shutter Door
- 4,500 sqft concreted yard opposite.
- Close Proximity to M40 (6 miles)
- Self contained site.

# Unit 7, Brackley Industrial Estate, Top Station Road, Brackley, NN13 7UG

## Summary

<b>Available Size</b>	5,522 sq ft
<b>Rent</b>	£35,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprise part of a modern self contained industrial unit situated within Brackley Industrial Estate. The space available totals approx 1,022 sqft whilst there is a yard opposite of 4,500 sqft. The unit benefits from a full Access height roller shutter to the front and 3 phase power.

## Location

Brackley Industrial Estate is a well-connected business location, suited to logistics, industrial, and service-sector occupiers. The estate benefits from a highly accessible location just off the A43 carriageway, by way of connection to the M40 (6 miles) and M1 (17 miles).

## Accommodation

The accommodation comprises the following areas:

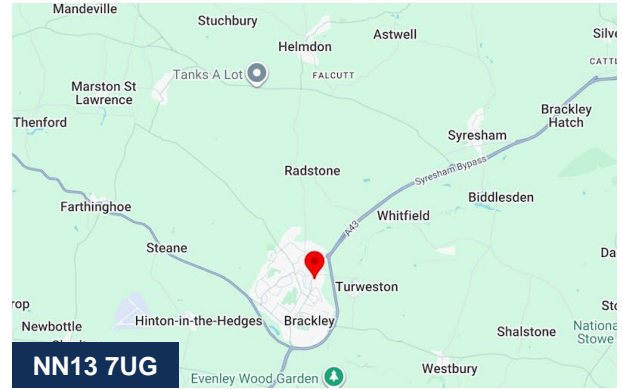
Name	sq ft	sq m	Availability
Unit	1,022	94.95	Available
Outdoor	4,500	418.06	Available
<b>Total</b>	<b>5,522</b>	<b>513.01</b>	

## Terms

The premises are available by way of a Licence to Occupy or Tenancy At Will for a term to be agreed.

## AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



## Viewing & Further Information



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