

New High Quality Purpose-Built Industrial/Warehouse & Office Building

To Let or For Sale

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CBRE

Buckingham 40 Osier Way Buckingham MK18 1TB



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Description

Located in Buckingham, close to Silverstone's automotive and motorsport cluster and Milton Keynes, benefitting from excellent motorway access, Buckingham 40 will comprise a purpose-built, high quality manufacturing/warehouse unit together with office accommodation.

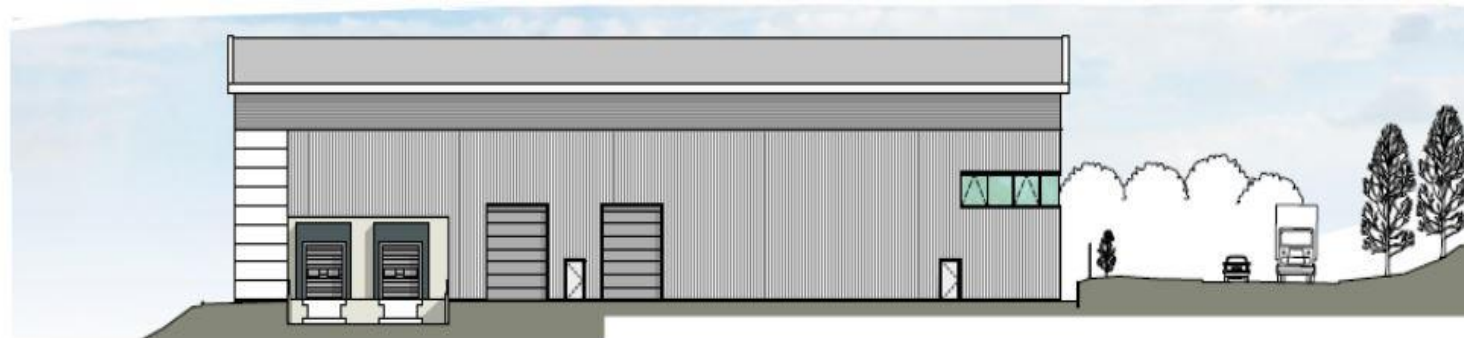
Specification

Buckingham 40 will be completed to a shell specification to include Cat A office space at first floor level ready to receive the occupiers fit out.

Specification includes:-

- 10m haunch height
- Concrete foundations and ground beams with reinforced mesh
- Intecure 70-coated steel structure
- 4 loading doors (2 level access and 2 dock levellers – 5m clear height)
- 50kN/m² UDL ground floor design load
- First floor office space with accessible raised floors
- Service yard with access to A421 from Osier Way
- Lift to offices with 400kg capacity
- 1 person per 80m² in the warehouse
- 3m x 3m loading dock door with 2x sliding bolts
- 43 car parking spaces
- BREEAM rated "Very Good" and EPC A
- Active electric vehicle charging for two cars

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Location

Buckingham 40 is situated strategically on the edge of Buckingham, close to the A421 with easy access to the M4 and the M40, being approximately equidistant, giving access to the national motorway network. In addition, its location is 8 miles from Silverstone, and it enjoys great amenities in the immediate vicinity including supermarket, leisure and gym facilities, bars, restaurants and hotels, and a skilled potential staff talent pool including the University of Buckingham.

Access to Europe and further afield for commercial and private air travel is available from London Oxford Airport (25 miles) and London/Luton (35 miles). Buckingham town centre is just 5 minutes drive away with its many shops, bars, restaurants and hotels. Its residential areas provide a skilled talent pool centred on the University of Buckingham.

Accommodation

Buckingham 40 addresses the need for high quality industrial, warehousing and logistics space, delivering a 40,623 sq ft unit with integrated office space – providing prime modern manufacturing and distribution hub.

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	3,580	38,535
First	Offices	194	2,088
Total		3,774	40,623



Terms & VAT

The premises are available to acquire freehold or on a new effective full repairing and insuring lease. Further information on pricing available on request.

Services

Mains electricity and water are provided to the property with gas available at the boundary. Proposed electrical capacity is 256KVA from a 500 KVA substation onsite but an increased supply is available if necessary. There is potential for additional power to be provided by a roof solar system with potential to generate at least 200 kW's (the equivalent of 191,000 kWh's per annum). None of the above services have been tested by the agents.

Rates

The Rateable Value will need to be assessed. Further information is available from the joint agents.

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