



Hart Hill Barn, Granborough Road, North Marston, Buckingham, MK18 3RZ

**To Let | 6,266 sq ft**

DETACHED PROMINENT INDUSTRIAL UNIT WITH PARKING/YARD

**Hart Hill Barn, Granborough Road,  
North Marston, Buckingham, MK18  
3RZ**

## TO LET

### Summary

- Size: 6,266 sq ft
- Rent: £75,000 per annum Plus VAT
- Rates payable: £24,960 per annum 2026
- Rateable value: £52,000
- EPC: C (64)

### Further information

- [Microsite](#)

### Viewings and Further Information



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### Description

This detached property on a large plot is a metal clad, steel portal framed warehouse with a large yard and parking area to the front, and parking and grass area to the rear. The property is split into two and benefits from an office area and a warehouse.

The office benefits from a reception area, large kitchen/breakout area, toilet accommodation, private office and boardroom with feature windows facing the fields. Cat5 cabling, Cat2 lighting, some floor boxes, air conditioning and fresh air heat exchange system, fibre broadband, carpeting and a large kitchen with base units, wall units and space for a table are also provided.

The warehouse is accessed via a roller shutter door to the front and the rear with high level LED lights, oil fired boiler, concrete floor with a plastic overfloor, small office in the corner of the warehouse and a separate office with air conditioning in the centre of the warehouse. Externally the property has hedges to the side of the boundary and excellent signage opportunities.



### Location

The property is located between Granborough and North Marston which is equidistant between Buckingham and Aylesbury. Whilst the property is in a rural location, easy access is available to either town and public transport is available with a bus stop outside the property

### VAT

Applicable. VAT is payable on the rent

### Legal fees

Each party to bear their own costs

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Ground - Warehouse	3,664	340.40	Available
Ground - Offices	2,622	243.59	Available
<b>Total</b>	<b>6,286</b>	<b>583.99</b>	

# Floor plan







