



## Unit 5

Little Balmer, Buckingham Industrial Estate, Buckingham, MK18 1TF

### MID-TERRACE INDUSTRIAL UNIT

**3,716 sq ft**  
(345.23 sq m)

- PRICE REDUCTION!
- Two storey industrial unit
- Ground floor reception, office and WCs
- Rear testing/assembly area and warehouse
- First floor mezzanine - storage, meeting room, further offices, all with air conditioning, CAT 3 lighting and carpeting.
- 5 Car parking spaces

# Unit 5, Little Balmer, Buckingham Industrial Estate, Buckingham, MK18 1TF

## Summary

Available Size	3,716 sq ft
Price	£325,000 Plus VAT
Rates Payable	£8,982 per annum 2023
Rateable Value	£18,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

## Description

The property comprises a 2-storey mid-terraced industrial unit of brick-built construction which has been adapted to suit the current occupier.

The property benefits from a ground floor reception, office, tea point, WCs, rear testing/assembly area and warehouse. First floor mezzanine which covers the entire ground floor footprint, providing storage, together with air-conditioned meeting room, and offices. CAT 2 lighting, carpeting.

Externally the property provides 5 car parking spaces although up to 10 cars could be parked by double parking and a roller shutter door.

## Location

The property is located in Little Balmer on the Buckingham Industrial Estate.

Buckingham has excellent communications and is strategically located midway between the M1 and M40 Motorways. The A421 and the A43 provide good access to the M40 and the M1, as well as the regional centres of Milton Keynes, Oxford, Aylesbury and Northampton.

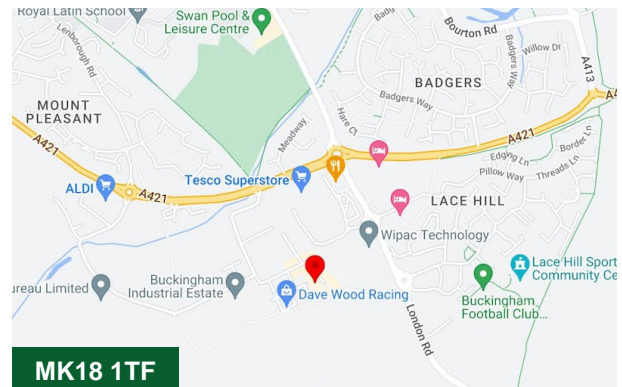
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,993	185.16	Available
Mezzanine - Offices/Storage	1,723	160.07	Available
<b>Total</b>	<b>3,716</b>	<b>345.23</b>	

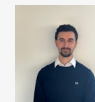
## Money Laundering / Identity Checks

Money Laundering and identity checks will be carried out on all purchasers and proof of identity documents will be required.



MK18 1TF

## Viewing & Further Information



**James Garvey**

01494 460258 | 07471996320

[jg@chandlergarvey.com](mailto:jg@chandlergarvey.com)