



## Unit 3b

Moat Farm, Newton Purcell, Buckingham, MK18 4AX

### REFURBISHED WAREHOUSE UNIT

**3,689 sq ft**  
(342.72 sq m)

- 4.5m full height loading doors
- Roof lights/good natural light
- LED Lighting. Sensor security lighting externally
- Good on-site car parking and turning areas
- Access to secure site via electric gate. 24hr monitored CCTV security.
- 3 Phase electrics
- Weighbridge available to use

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## Summary

<b>Available Size</b>	3,689 sq ft
<b>Rent</b>	£7.50 per sq ft - £27,668 pa plus Service Charge, Buildings Insurance and VAT
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£0.50 per sq ft £1844 pa. plus VAT. To cover the monitored CCTV 24hrs, security gate and maintenance of the common areas.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The building comprises a refurbished end of terrace warehouse unit totalling 3689 sq ft. Full height loading door, refurbished cladding etc. Water and waste provision. Satellite internet available on site (provided by Village Networks). Monitored CCTV security 24hrs. Weighbridge available to use. Service charge covers (in part) the monitored CCTV service costs, security gate and maintenance of the common areas. Rent plus service charge plus VAT and buildings Insurance of £335.70 pa. NO MOTOR TRADE.

## Location

The property is located in Newton Purcell just off the A4421 Bicester/Buckingham road and lies in a former agricultural holding. Newton Purcell is a village in Oxfordshire, 4m southeast of Brackley, 5m from Buckingham & 6 m from Bicester. Buckingham has excellent communications & is strategically located midway between the M1 & M40 motorways. As well as the regional centres of Milton Keynes, Oxford, Aylesbury & Northampton.

## Terms

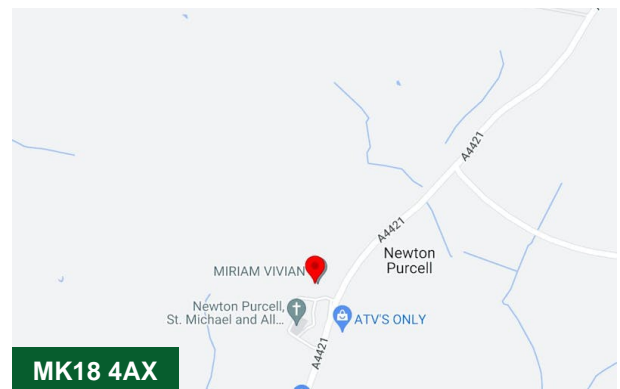
A new 3 year lease will be granted direct from the Landlord.

## Business Rates

TBC

## Money Laundering / Identity Checks

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



**MK18 4AX**

## Viewing & Further Information



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