

**3 & 4 Borough Road, Brackley, NN13 7BE**

**11,667 sq ft – New Light Industrial/Storage Unit on Self-Contained Site**

**To be Sold at Auction on 11<sup>th</sup> June 2024 with a Guide Price of Over £950,000**



Sq Ft	Sq M	Freehold	Use	Service Charge	2023 Rateable Value	EPC
11,667	1084	Guide Price of over £950,000	B2, B8 & E	None	To be assessed	TBA

### Location

The premises are situated in Brackley, home to the Mercedes AMG Petronas F1 Team and is situated just 6 miles from the Silverstone race circuit on the A43 dual carriage way, which links the M40 motorway to the west and east via Junctions 10 (6 miles) and 11 (8 miles) respectively and J15a of the M1, 17 miles away.

### Description

The property comprises a new detached industrial unit and its own concreted yard in a secure site. The accommodation, which has already been partially fitted, includes offices showroom, reception, kitchen and WC facilities at ground and first floors.

The unit is constructed around a steel portal frame with clad and lined walls and ceilings including translucent panels all over a concrete and painted floor. The property has 4 electrically operated roller shutter doors (5m wide by 4.6 m high) and a height of 6.7m to the ridge and 4.6m to the underside of the haunch.

**The building has not been completed and requires a number of building works to complete the development including the completion of the concrete yard. This has been taken account in the values quoted.**

### Services

The property is connected to mains water, electricity, including a 3 Phase supply with some distribution and mains drainage. The services have not been tested by the agents.

### Terms & VAT

The premises are available freehold, to be sold at Auction [www.allso.com](http://www.allso.com) on 11<sup>th</sup> June with a guide price of over £950,000. We understand VAT will be payable in addition to the purchase price at the standard rate.

### Business Rates

The Rateable Value from 1<sup>st</sup> April 2023 is to be assessed as the building is not yet complete.

### Accommodation –

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Industrial/Warehouse	920	9,902
First	Offices Kitchen Stores	164	1,765
<b>Total</b>		<b>1,084</b>	<b>11,667</b>

### Viewing and further information

Please contact Chris White & Harvey White

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Chris White



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### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. May 2024