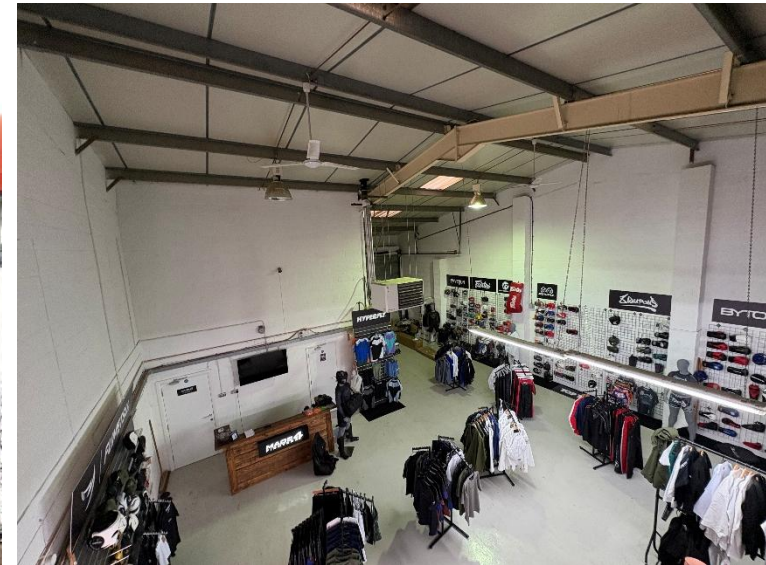


Unit 10 Stirling Business Park, Top Angel, Buckingham, MK18 1TH
For Lease – 5,430 sq ft Quality Industrial / Warehouse / Offices

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Sq Ft	Sq M	Rent Per Annum	Service Charge	Building Insurance	Rateable Value	EPC
5,430	496.10	£50,000	N/A	£409.49	£39,750	D - 83

Location

Buckingham is an attractive university town with excellent transport links, positioned between the M40 and M1. Milton Keynes Central is just a 20-minute drive, offering fast services to London and frequent connections to Birmingham and the North. Milton Keynes is approximately 15 miles, Oxford 25 miles, Banbury 17 miles and Brackley 10 miles. The town is well connected regionally, with easy access to the A41, A43, M1 and M40.

Unit 10 Stirling Business Park is located on Top Angel within Buckingham's established industrial and commercial area. The park offers convenient access to the town centre and key arterial routes, making it a practical and well-positioned base for a wide range of business operations.

Description – Quality Offices and Warehouse

The main building is of steel portal framed construction and comprises a semi-detached modern commercial unit. The front elevation benefits from brick finish to eaves, UPVC double glazed windows and a sectional overhead loading door to the warehouse. Internally the warehouse benefits from a high impact concrete power floated floor, block walls and translucent sky light roof panels. There is an integral mezzanine to the rear of the workshop. In addition, there are adjoining quality ground and first floor offices/meeting rooms and kitchenette facilities.

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

Floor	Use	Sq Ft	Sq M
Ground	Workshop	1,848	171.70
	Office	1,421	132.00
First	Mezzanine	650	60.40
	Office	1,421	132.00
Total		5,430	496.10

Terms & VAT

The unit is available on an assignment of the existing lease at a rent of £50,000 per annum ending 11th January 2031 or alternatively the landlord may grant a new lease with terms to be agreed and subject to contract.

We are advised that VAT will be payable in addition to the rental figure.

Service Charge

There is no service charge payable.

Services

We understand that all main services are provided to the property, including three-phase power and gas. None of these services have been tested by the agents.

Business Rates

The Rateable Value for the property is £39,750 per annum. This is not what you pay, further information is available from White Commercial.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White

Harvey White

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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. January 2026.