

Unit 2 Avonbury Court, County Road, Brackley, NN13 7AX

For Sale – 1,206 sq ft Light Industrial Unit



Sq Ft	Sq M	Current Use	Freehold	Service Charge PA	Building Insurance PA	Rateable Value	EPC
1,206	112.04	Class E	Offers in Excess of £160,000	N/A	TBC	£9,400	E - 123

Location

Brackley and the surrounding area has recently undergone substantial residential and commercial development which includes over 2,000 new houses, a new Sainsbury's superstore and new health centre.

The property is situated on the Buckingham Road Industrial Estate just 0.5 miles from the A422 and the A43 dual carriageway link.

Description

Unit 2 Avonbury Court is a light industrial unit constructed around a steel portal frame, incorporating a concrete ground floor, painted blockwork division walls; all under a clad-insulated roof and incorporating translucent panels.

The height to the underside of the eaves is 3.8 m and the property benefits from a roller shutter door measuring 3.56 m wide x 3.75 m high.

Accommodation

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

Floor	Use	Sq M	Sq Ft
Ground	Industrial	112.04	1,206
First Floor	Mezzanine	97.92	1,054
Total		112.04	1,206

Freehold & VAT

The unit is available freehold with full vacant possession to be provided, with offers invited in excess of £160,000. VAT will be payable in addition.

Service Charge

There is currently no service charge payable.

Business Rates

Unit 2 has a Rateable Value of £9,400. This is not what you pay. Further information is available from White Commercial and via the local charging authority. Small business rates relief may be available subject to eligibility.

Services

We understand that the property is connected to electricity, mains water and drainage, excluding gas. These services have not been tested by the agents.

EPC

The EPC for the property is E – 123.

Viewing and further information

Please contact Chris White & Harvey White

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and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000

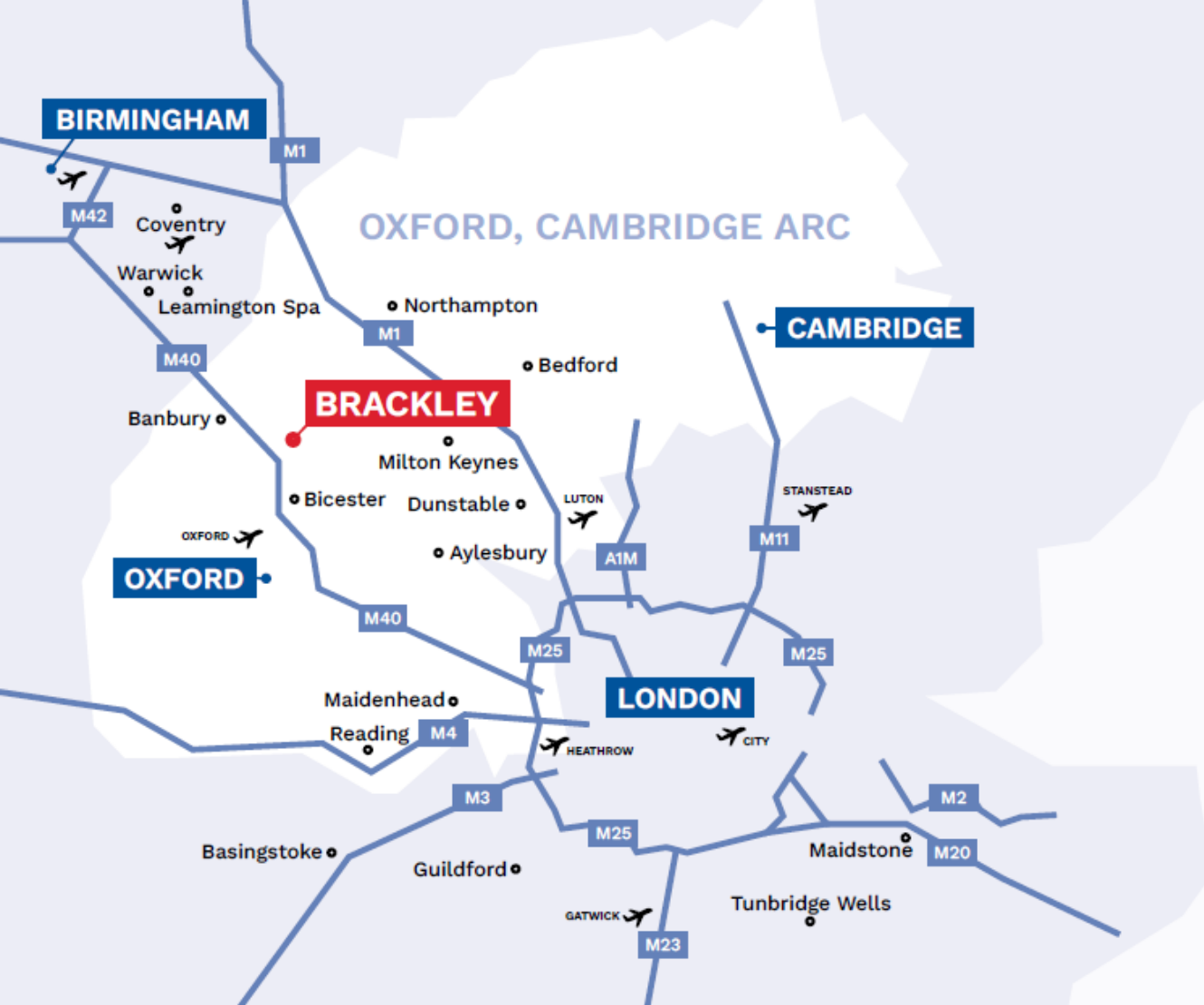


Chris White

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. May 2025.



BRACKLEY

Travel Distances from Brackley by Car



Destination	Miles	KM	Travel Time
Banbury J11 M40	11	18	20 mins
Bicester J9 M40	11	18	20 mins
Birmingham M40	61	98	1 hour 6 mins
Heathrow Airport M40	61	98	1 hour 6 mins
Junction 15a, M1	16	26	18 mins
London	73	117	1 hour 45 mins
Silverstone Race Circuit	6	10	9 mins

LOCATION

Brackley is strategically positioned on the Silverstone A43 dual carriageway linking the M40 motorway to the west via Junctions 10 (6 miles) and Junction 11 (8 miles) and the M1 (25 miles). The town provides easy access to Oxford, Birmingham, Milton Keynes and Northampton. Silverstone Circuit and its world class automotive technology hub is 10 minutes' drive to the east.

The town has an expanding population of over 16,195 (2021 census) and sits within West Northamptonshire where the population size has increased by 13.5% to 425,700 in 2021.

