

# For Sale - Reversionary Multi-Let Industrial Estate Investment

Units 1-4 Cambridge Terrace, Link 40 Business Park, Brackley, Northamptonshire NN13 7XY



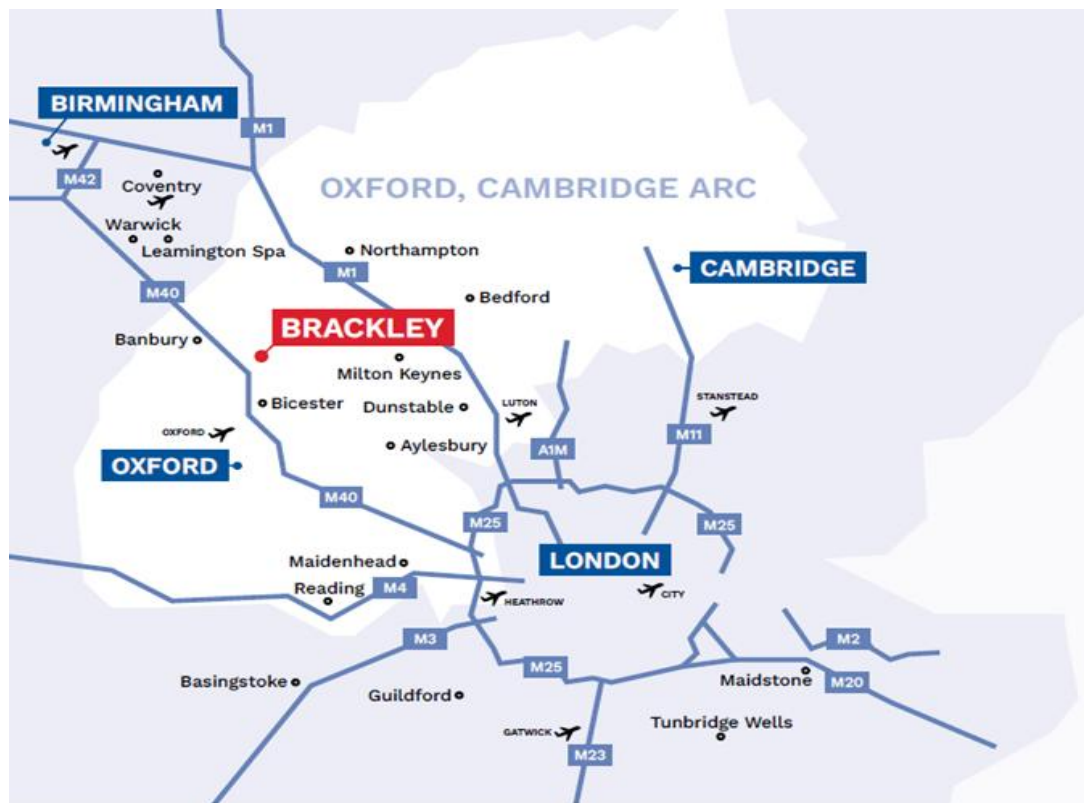
**AMG**  
**PETRONAS**  
FORMULA ONE TEAM

white  
commercial.co.uk

## Investment Summary

- Located on the Link 40 Business Park, Brackley, Northamptonshire
- Situated next to Mercedes Petronas F1 HQ and Tesco Superstore
- Four fully let warehouse/office units built in 1989
- Total of 12,407 sq ft (1,152.70 sq m)
- Full Repairing and Insuring Leases
- Current total annual rent of £94,100
- Estimated full rental value £107,000
- Offers invited in excess of £1.25 million





## Location

The premises are situated in Brackley, Northamptonshire.

- Home to the Mercedes AMG Petronas F1 Team
- Situated just 6 miles from the Silverstone race circuit
- Located on the A43 dual carriage way, linking the M40 and M1 motorways
- M40 - Junctions 10 (6 miles) and J11 Banbury (8 miles)
- J15a of the M1, Northampton just 17 miles away
- Brackley information – [www.whitecommercial.co.uk/market-insights/brackley-the-rising-star-of-northamptonshires-commercial-property-market](http://www.whitecommercial.co.uk/market-insights/brackley-the-rising-star-of-northamptonshires-commercial-property-market)

## Situation

Cambridge Terrace comprises part of the popular Link 40 Business Park in Brackley comprising offices, R&D and light industrial accommodation. The site also includes the main Brackley Police Station fronting Cambridge Terrace and Fire Station. The site is bounded to the west by Mercedes Petronas HQ and Tesco's Superstore to the east.

## Description & Accommodation

The investment comprises four modern industrial/office units built in 1990.

The units are all designed around steel portal frames comprising lined and insulated clad elevations to walls and roof, the latter incorporating translucent panels. Internally the premises comprise reinforced concrete floors and internal blockwork walls – full height to the party walls. A number of tenants 'licensed' improvements have been made to the accommodation. Full details are available from White Commercial.

The accommodation extends overall to 1,152.70 sqm (12,407 sq ft). The overall site extends to 0.209 hectares (0.518 acres).



## Tenure

Cambridge Terrace is available freehold subject to the existing leases, brief details as below.

## Tenancies – Service Charge/ Insurance

The property is fully let to three tenants on fully insuring and repairing leases. The leases include service charge contribution of £6,000 per annum gross of VAT. Rental deposits are held on unit 3 of £4,987.50 and on unit 4 £9,666.67. A copy of the leases rent deposit deeds and licences to alter are available on request.

## Tenancy Schedule

Unit	Tenant	Company No.	Size (sq ft)	Lease Start	Term	Break Dates	Rent £/sq ft	EPC
1-2	Access UK Ltd	02343760	5,412	04/02/2021	6 Years	None	£45,150 £8.34	B 47
3	Cura Terrae Water Ltd	04569474	3,292	06/09/2021	10 Years	06/09/2026	£19,950 £6.06	C 58
4	Jeep-Chrysler.co.uk Ltd	09523946	3,703	01/07/2021	10 Years	01/07/2027	£29,000 £7.83	C 73

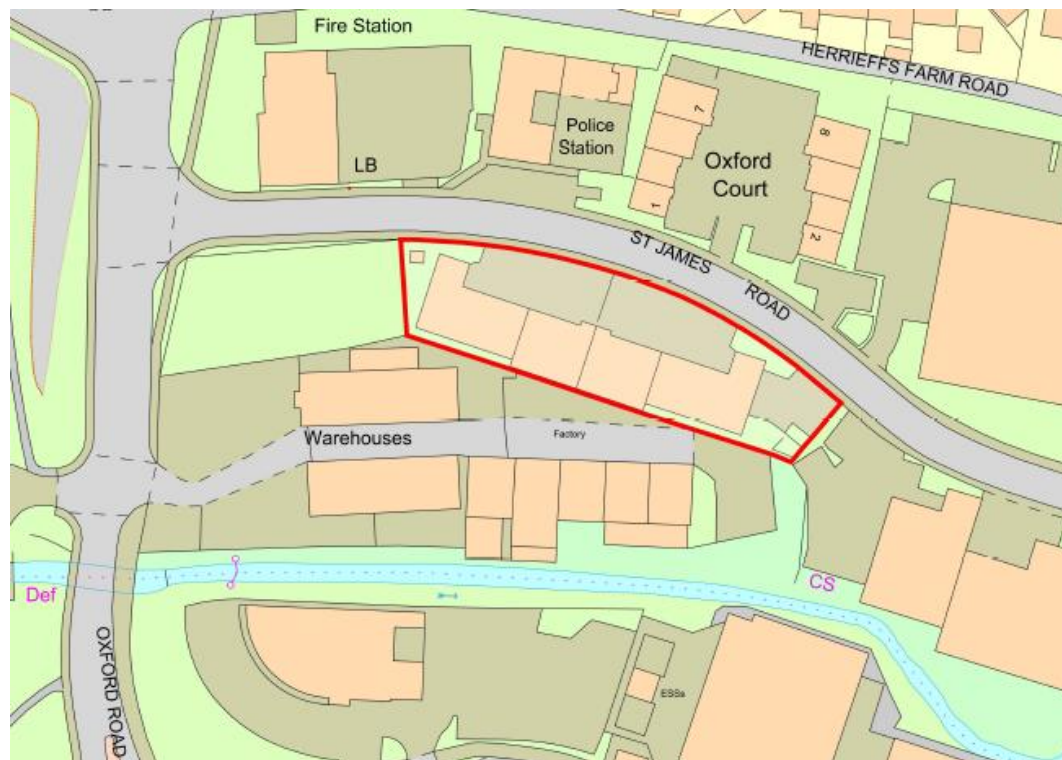
## Accommodation

Unit	Floor	Description	SQ FT	SQ M
1	Ground	Reception	300	27.90
		Warehouse	2,286	212.40
	First	Offices	300	27.90
		Mezzanine	688	63.90
		<b>TOTAL</b>	<b>3,574</b>	<b>332.10</b>

Unit	Floor	Description	SQ FT	SQ M
2	Ground	Warehouse	<b>1,838</b>	<b>170.80</b>

Unit	Floor	Description	SQ FT	SQ M
3	Ground	Warehouse	833	77.40
		Offices	997	92.60
	First	Offices	939	87.20
		Mezzanine	523	48.60
		<b>TOTAL</b>	<b>3,292</b>	<b>305.80</b>

Unit	Floor	Description	SQ FT	SQ M
4	Ground	Warehouse	1,556	144.60
		Offices	1,080	100.30
	First	Offices	1,067	99.10
		<b>TOTAL</b>	<b>3,703</b>	<b>344</b>



## Brackley Investment Market

Due to a lack of supply of modern and smaller production/distribution units in the Oxfordshire, Northamptonshire and Buckinghamshire regions and the increase in build costs effecting viability of 'small unit' development, we continue to see good demand for small basic and modern units from occupiers in the region with little available supply. Brackley is situated in the heart of 'The Motorsport Valley' the world-renowned International Cluster for the automotive and technology sector and close to Silverstone the 'Home of the British Grand prix'. The huge expansion of this sector has seen an increase in demand for production and distribution facilities and accommodation in the region.

This expansion is also importantly coupled with the growth of Oxford and the location of Brackley on the 'Oxford to Cambridge Arc'. Stretching 100 miles from Oxford to Cambridge and including towns such as Milton Keynes, Peterborough and Bedford, the Oxford-Cambridge Arc has long been seen as an economic powerhouse. As at May 2025, Government is intending to develop a dedicated spatial framework to help coordinate the area's infrastructure, environment to provide over 1.5m new homes, alongside high-tech industries like green energy and life sciences. This ambitious plan is expected to generate up to £78 billion in economic output over the next decade [www.supercluster.org.uk/oxford-cambridge](http://www.supercluster.org.uk/oxford-cambridge).

## Proposal

The premises are available freehold, subject to the existing leases and offers are to be invited in excess of £1,250,000. A purchase at this price reflects a gross initial yield based on the current net rent of 7.5%.

## VAT

VAT is **not payable** in addition to the purchase price.

## EPC

The units' EPC ratings are detailed in the tenancy schedule above, copies are available from White Commercial.





### Anti-Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Further information

Viewings strictly by appointment only, to be arranged via White Commercial.  
A Dropbox with further information is available on request.

Please contact Chris White or Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk) or  
[harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://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](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. July 2025.

**white**  
commercial.co.uk

01295 271000