

**TO LET**



## Modern Office Campus

High Quality Office Space in Central Brackley

Detached Building 9,348 sq ft  
Buckingham Road NN13 7DN

[PLAY VIDEO](#) 

# ACCOMMODATION

Brackley Office Campus is a prestigious development within a self-contained and secure quality landscaped environment.

The offices provide modern open plan accommodation over ground and first floors.

	SQ M	SQ FT	P
Reception	58.00	625	
Ground Floor	418.50	4,505	
First Floor	392.00	4,218	
<b>TOTAL</b>	<b>868.50</b>	<b>9,348</b>	<b>61 spaces</b>



# DESCRIPTION



Modern detached office building with attractive part glazed elevations



61 parking spaces – exceptional parking ratio of 1 space per 153 sq ft



Air-conditioning



Raised floors



LED Lighting



Modern kitchen



Shower facilities



Phone box for books



On site herb garden



Mature landscaped site with 120 existing trees



EPC B



# KEY INFORMATION

## LEASE

The premises are available to let as a whole or floor by floor by way of a new full repairing and insuring lease, direct from the Landlord.

## RENT

£15.00 per sq ft per annum.

## BUSINESS RATES

Rateable Value = £55,500.

Full RV. Rates payable will be £28,416 per annum.

## ESTATES CHARGE

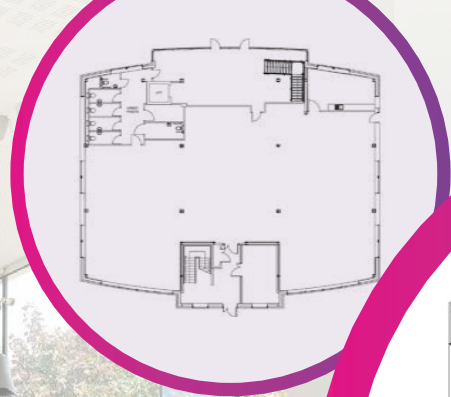
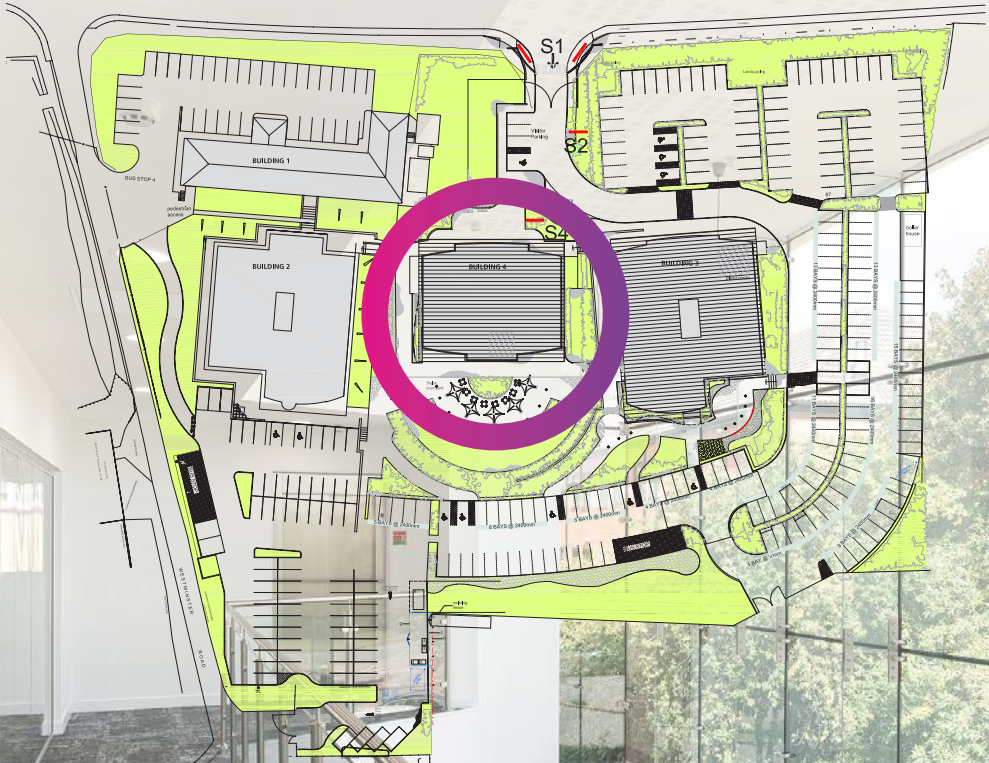
An estates charge will be levied as appropriate to cover the maintenance and upkeep of communal external area.

A copy of the service charge budget is available upon request from the agents.





# THE LANDSCAPE



## GROUND FLOOR



## FIRST FLOOR

# FLOOR PLANS





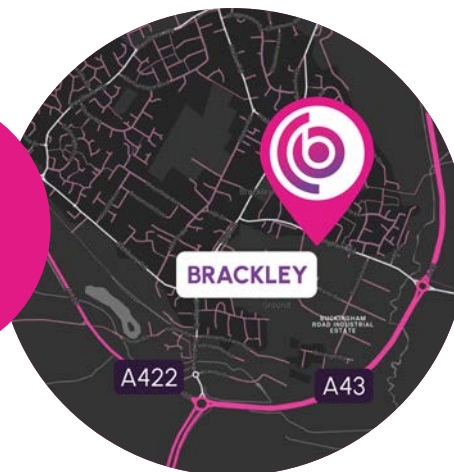


# LOCATION

## Buckingham Road, Brackley, Northamptonshire NN13 7DN

The property is located in the busy market town of Brackley, an expanding town with a population of over 14,500 and a further 2,750 houses planned over the next 5 years. The district is subject to substantial current and planned residential and commercial growth. Brackley is home to the Mercedes AMG Petronas F1 Team and is situated just 6 miles from the Silverstone race circuit.

Brackley Office Campus is located prominently on Buckingham Road in the town of Brackley, close to the Silverstone A43 dual carriageway - which has a traffic flow of over 315,000 vehicles a week and links the M40 motorway to the west and east via Junctions 10 (6 miles) and 11 (8 miles), respectively. The site provides easy access to the M40 and M1, Oxford, Birmingham, Milton Keynes, and Northampton. It is a short walk to Brackley Market Square, shops and facilities.












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NN13 7DN



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