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**ADDINGTON BUSINESS PARK | VERNEY ROAD | WINSLOW
BUCKINGHAMSHIRE | MK18 2JX**

WAREHOUSE UNITS & SECURE YARDS TO LET

**1 ACRE YARD SPACE /
10,000 - 22,000 SQ FT / (929 - 2,043 SQ M)
WAREHOUSE**

- Warehouse premises
- Excellent location equidistant between M40 and M1
- Secure yard (fully perimeter fenced)
- Level access loading door and parking
- CCTV throughout the estate



Location

Addington Business Park is located approximately 1 mile west of Winslow and 4 miles south of Buckingham. The Park is equidistant between the M1 (Junctions 13&14) and M40 (Junction 9).

Description

Units 4 and 5 are self-contained concrete-framed warehouse/production units. The warehouse area has a minimum internal clear height of 3.5 metres rising to 6 metres with a single surface level loading door. The property benefits from car parking to the in front of each respective unit.

Unit 4 benefits from a self-contained yard to the front of the site.



Specification

- ✓ Warehouse/production area with internal minimum clear height of 3.5 metres raising to 6 metres.
- ✓ Secure yard space available
- ✓ Surface level loading doors

Terms & Tenure

The property is available by means of a new fully repairing and insuring lease.

Rent

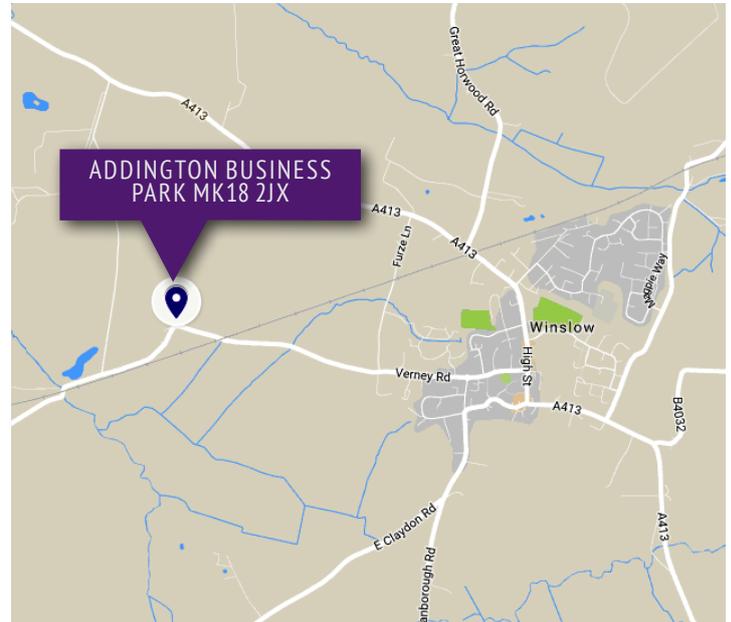
- UNIT 4 £48,000 pa exclusive, payable quarterly in advance.
 UNIT 5 £48,000 pa exclusive, payable quarterly in advance.
 YARD £2.00 per sq ft exclusive

Estate Service Charge

There is an estate service charge payable as a contribution to the maintenance and management of common parts of the estate, based upon floor area occupied as a proportion of the total estate floor area.

Energy Performance Certificate

To be confirmed.



Availability

	Gross Internal floor area (m ²)	Gross Internal floor area (sq ft)	Rent P.A (exclusive of VAT)
Unit 4	929	10,000	£48,000
Unit 5	1,114	12,000	£48,000
Yard 9	3,948.25	42,500	£85,000

Viewing and further information:

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