

To Let

Light Industrial /
Storage Unit **NEW
BUILD**

The Barn | New Manor Farm |
Barton | Buckingham MK18 4JX

///mount.lush.statement

Newly refurbished concrete portal frame, profile clad detached barn with two full height loading doors to front
1,980 sq ft - 183.90 sq m

Newly Built Detached Barn

Newly built detached barn with open plan layout access for loading to front in a secure location accessed by private road. Parking for two vehicles with additional twin loading bays to the front of the unit.

Located in Barton Hartshorn village between Bicester and Buckingham. Bicester area it benefits from excellent access to the M40 at Junction 9 and the M1 at Junction 15a. The town has high speed rail links to London and Birmingham. Bicester is one of the fastest growing towns in the country with excellent amenities including the Bicester Village Retail Park.

More particularly the property features:

- New Build
- Open Plan layout
- Twin Loading doors to front
- Three Phase power
- WC and Kitchenette
- Extra security lighting
- Private road access
- LED lightening
- 4.00m eaves
- 2 x EV Charging points

// Accommodation

	SQ FT	SQ M
Ground Floor GIA	1980	183.90

Measurements are provided on a gross internal area (GIA) basis.

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Leasehold

// Rent

£24,000 pa

// Service Charge

n/a

// Business Rates

TBC

// Insurance

Landlord to ensure and re invoice the Tenant

// EPC

Energy Performance Asset Rating of D (99). Copies of the EPC certificate are available from the Agent.

// VAT

Vat payable

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

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