



## Unit 7, Brackley Industrial Estate

Top Station Road, Brackley, NN13 7UG

**Space within a warehouse & self contained yard available on a flexible basis.**

**1,022 to 5,522 sq ft**

(94.95 to 513.01 sq m)

- Full Height Loading Shutter Door
- 4,500 sqft concreted yard opposite.
- Close Proximity to M40 (6 miles)
- Self contained site.

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## Summary

<b>Available Size</b>	1,022 to 5,522 sq ft
<b>Rent</b>	£15 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprise part of a modern self contained industrial unit situated within Brackley Industrial Estate. The space available totals approx 1,022 sqft whilst there is a yard opposite of 4,500 sqft. The unit benefits from a full Access height roller shutter to the front and 3 phase power.

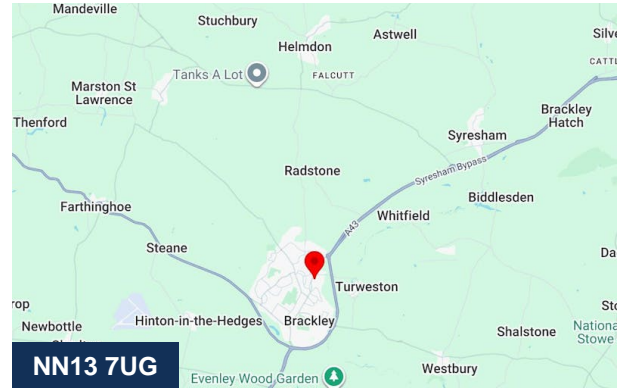
## Location

Brackley Industrial Estate is a well-connected business location, suited to logistics, industrial, and service-sector occupiers. The estate benefits from a highly accessible location just off the A43 carriageway, by way of connection to the M40 (6 miles) and M1 (17 miles).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,022	94.95	Available
Outdoor	4,500	418.06	Available
<b>Total</b>	<b>5,522</b>	<b>513.01</b>	



## Viewing & Further Information



**George Moriarty**

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



**Tom O'Malley**

020 8429 9005 | 07522 700 508

tom@davidcharles.co.uk

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