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and partners LLP

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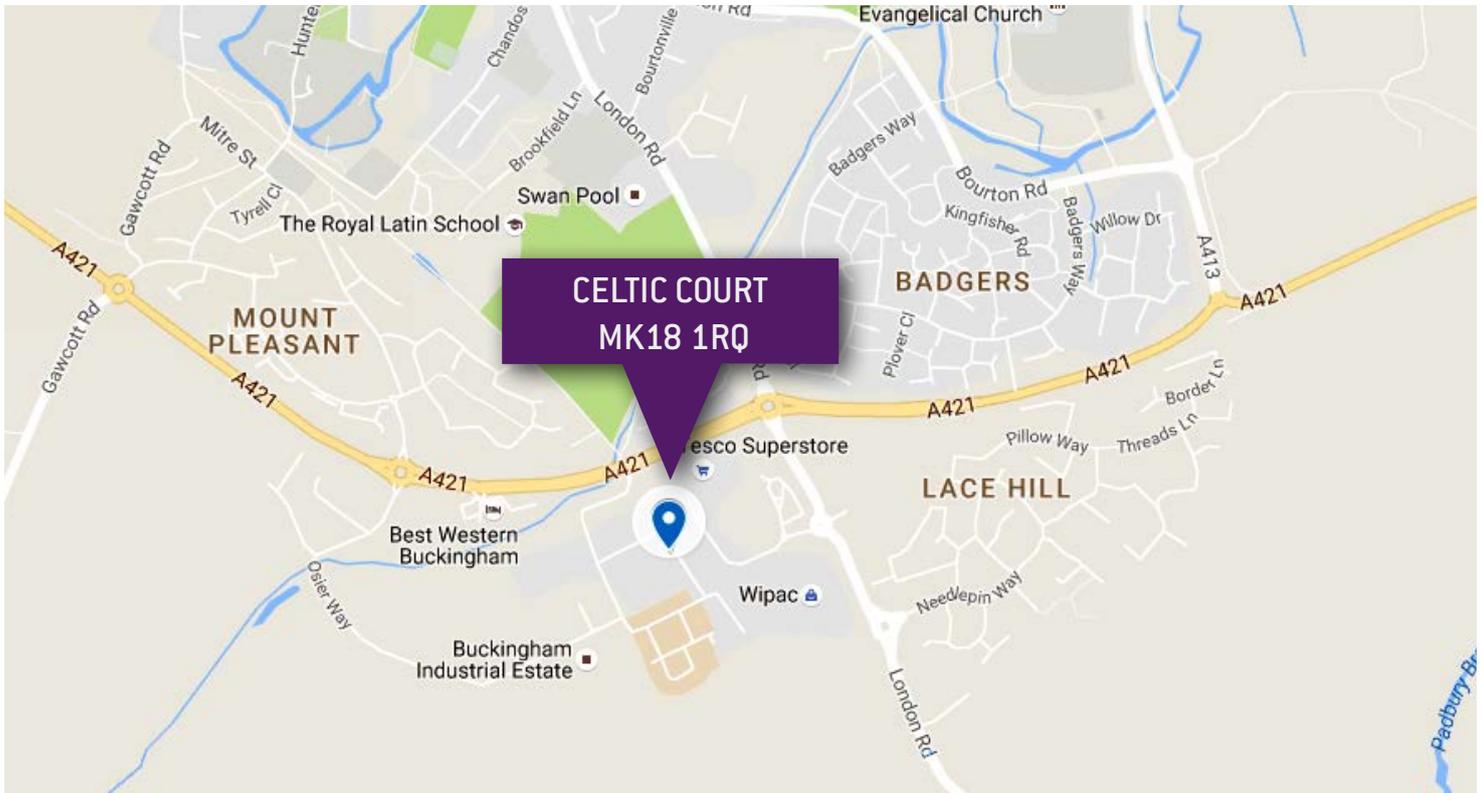


UNIT 34 CELTIC COURT | BALL MOOR  
BUCKINGHAM INDUSTRIAL ESTATE | MK18 1RQ

## OFFICE & WAREHOUSE PREMISES FOR SALE/TO LET 2,150 sq ft (199.70m<sup>2</sup>)

- Fully refurbished 2 storey Business Unit
- Ground floor warehouse / first floor offices
- Allocated on-site parking
- Security shutters / gated car-park
- Available now on new lease





## Location

Celtic Court is located close to the entrance to Buckingham's principle industrial park and affords direct access onto the A421 leading west to the M40 and east to Milton Keynes. The immediate vicinity comprises a diverse mix of occupiers from engineering workshops, logistics and manufacturing. Local amenities include Tesco, Best Western Hotel and an Esso Petrol Station.

## Description

The available property comprises an end of terrace 2-storey hybrid style business premises offering ground floor workshop /

warehouse with first office floor accommodation. The entire property has recently been refurbished to high standard to include redecoration of all surfaces, new carpets and the certification of all existing services including air-conditioning. New WC and kitchen facilities have also been installed. Access to the ground floor is via a single personnel door however consideration will be given to the installation of a new up and over automated sectional door. 7 parking spaces are allocated within the immediate vicinity.

## Energy Performance Certificate

The EPC can be downloaded by clicking here:

## Rent

£18,000 + VAT pa.

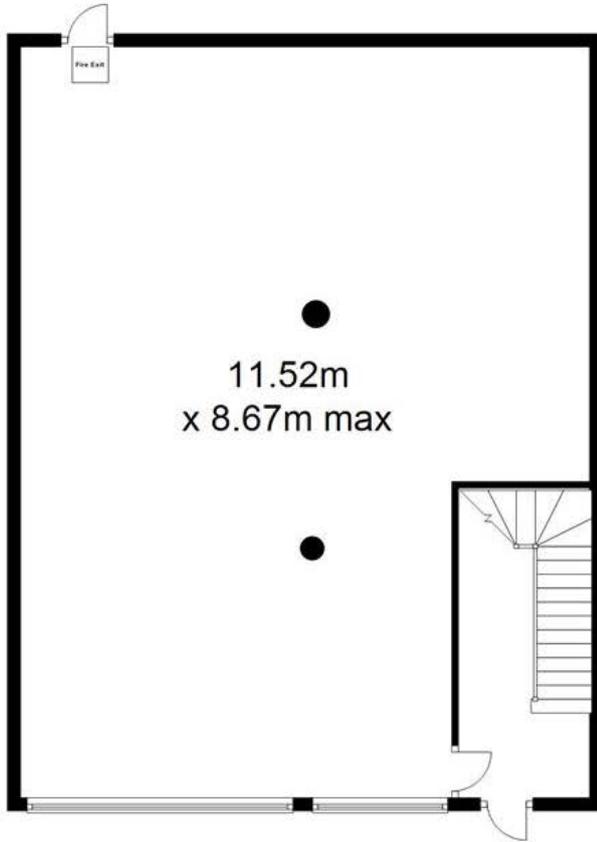
## Price

£249,500 + VAT.

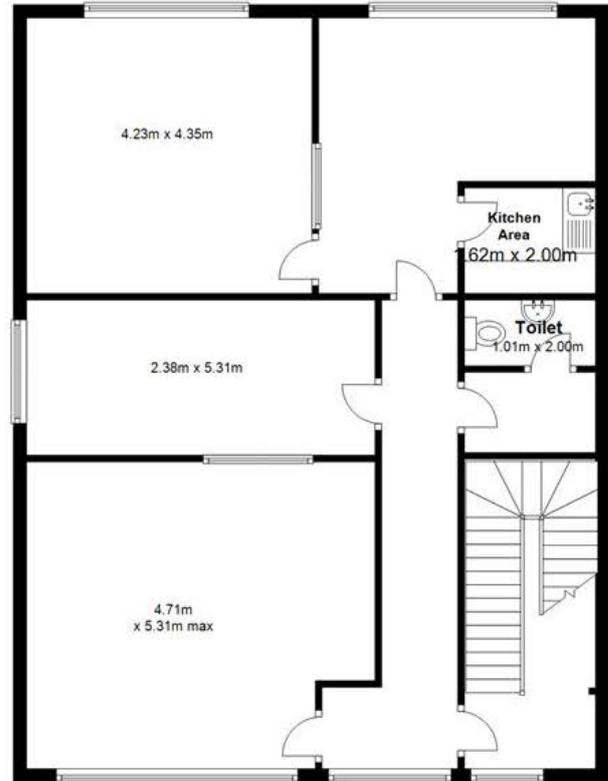




Ground Floor



First Floor



## Floor Areas

	Gross Internal floor area (sq ft)	Gross Internal floor area (m <sup>2</sup> )
Unit 34	2,150 sq ft	199.70 m <sup>2</sup>

## Business Rates

The property is currently assessed in combination with the adjoining units and will require a new assessment which has been applied for with the Local Rating Authority. Using information extrapolated from comparable properties on Celtic Court, we would estimate an applicable Rateable Value of £14,000, therefore equating to an approximate rates payable of £6,706 in the year 2017/2018. Applicants are advised to clarify this estimate by contacting the Local Rating Authority.

## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Viewing and further information:

Graham Young



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