

Spectro House, Top Station Industrial Estate Brackley, Northamptonshire, NN13 7UG

FOR SALE / TO LET



Modern Office / Laboratory Premises

- Single Storey Building - £440,000 or £40,000 per annum exclusive
- Two Storey Building - £130,000 or £15,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

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DESCRIPTION	SQ M	SQ FT	FREEHOLD	TO LET	BUILDING INSURANCE	RATEABLE VALUE	EPC
Single Storey Building	224.87	3,865	£440,000	£40,000	TBC	£18,500 & £10,500	C - 72
Two Storey Building	134.27	1,118	£130,000	£15,000	TBC	TBA	

LOCATION

The property is located on the Northampton Road/Burwell Hill in Brackley, which is close to the M40-M1 Silverstone A43 dual carriage way link (0.4 miles). The surrounding area is subject to substantial residential and commercial development, which includes over 2,000 new houses, a new Sainsbury's superstore, new health centre, Paisley Pear Pub providing conference and hotel rooms, as well as a new trade park scheme. Current occupiers in Brackley include The HQ of Mercedes Petronas F1; De Boer Tents; West Racing; Avara Foods and Kier Eiffage.

DESCRIPTION

The premises comprise a single-storey building and a semi-detached two-storey modern extension, both of which have been fitted out as quality offices and laboratory space.

The premises are available separately or combined. Please refer to floor plans and accommodation areas below.

SERVICES

We understand that all mains services are connected to each premises, but advise none of these services have been tested by the agents.

TERMS

The buildings are available freehold and we advise that the landlords will also consider leasehold transactions, subject to terms and financial ability.

Please refer to the table above for individual pricing and further financial details relating to each premises.

VAT

The buildings are opted for taxation and as such VAT is chargeable.

RATEABLE VALUE

The rateable values for each premises are stated in the table above. We advise that the two-storey extension requires assessment via the valuation office.

Further information is available from White Commercial.

VIEWING AND FURTHER INFORMATION

Please contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

or harvey@whitecommercial.co.uk



Chris White



Harvey White

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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Total Sim Offices

Floor	Use	Sq Ft	Sq M
Ground	Offices	694	64.46
	Offices	784	72.81
	Offices	213	19.78
	Tech Room	486	45.21
	WC	0	0
	Office	243	22.61
Total		2,420	224.87

Former Spectro Services Building

Floor	Use	Sq Ft	Sq M
Ground	Office	237	22.04
	Office	188	17.48
	Office	301	27.99
	Office	90	8.36
	Office	481	44.71
	Store	147	13.69
Total		1,445	134.27

Two Storey Office Building

Floor	Use	Sq Ft	Sq M
Ground	Office	545	50.59
First	Office	573	53.18
Total		1,118	103.77



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BRACKLEY IN NUMBERS



GLOBAL LEADER IN THE MOTORSPORT INDUSTRY
OVER 4,300
 LOCATED IN THE AREA
 EMPLOYING **42,000** PEOPLE

VEHICLE FLOW APPROACH
300,000 PER WEEK



EXPANDING
 POPULATION OF
15,000



EXCELLENT ACCESS TO TRANSPORT
 HUBS AND UK POPULATION

5 AIRPORTS WITHIN
 A 2 HR DRIVE  **4** PORTS WITHIN
 A 3 HR DRIVE 
 **90%** OF THE POPULATION
 WITHIN A 4 HR DRIVE

2,750 
 HOMES PLANNED
 OVER THE NEXT 5 YEARS

LABOUR SUPPLY
 GOOD & AFFORDABLE
60.7% 
 OF THE POPULATION
 WITHIN WORKING AGE

REGIONAL
 POPULATION OF
89,116
 (SOUTH NORTHANTS)



Viewing strictly by prior appointment with White Commercial:



Contact: **Chris White**
 and **Harvey White**
 E: chris@whitecommercial.co.uk
 E: harvey@whitecommercial.co.uk
 T: 01295 271000

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