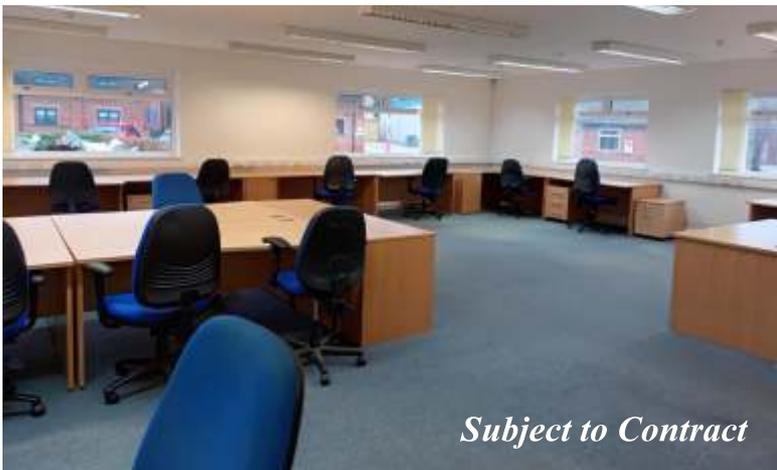


3,865 sq ft Storage / Offices

(1,445 sq ft and / or 2,420 sq ft)
Trackside House, Top Station Industrial Estate
Brackley, Northampton NN13 7UG



Spring 2022

Viewing via agents: **BANKIER SLOAN**
Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW
Tel: Banbury 01295 688384, Mobile: 07831 338111
email: reception@centre-p.co.uk, www.centre-p.co.uk

3,865 sq ft Storage / Offices

(1,445 sq ft and / or 2,420 sq ft)

Trackside House, Top Station Industrial Estate Brackley, Northampton NN13 7UG



Accommodation: Trackside House offers excellent storage or single-storey office accommodation and is located at a long established business location within easy reach of the M40 and M1, and within half a mile of Brackley town centre. Brackley is expanding rapidly with major residential and commercial developments currently under construction. The accommodation is available as one or can be divided to meet the requirements of ingoing tenants.

Tenure: The freeholder of these premises is prepared to divided the property to meet the needs of an ingoing tenant and the rent will be proportioned according to the requirements of the prospective occupier. Rents are expected to start from £10,000 per annum + VAT - up to £36,000 per annum + VAT if the premises are let as a whole. Rent is to be paid quarterly in advance.

Insurance: The freeholders will insure the property and the ingoing tenants will be responsible for reimbursing the annual insurance premium to the landlord.

Administration Fee: We would seek a contribution of £750 plus VAT towards the landlord's costs in preparing a lease agreement, these to be paid prior to the documentation being prepared.

Rateable Value: These premises have two separate rateable values, with the largest part of the building having a rateable value of £18,500 and the remainder £10,500. Rates payable will therefore be £9,232 on the larger part and zero on the smaller part if it is occupied by a separate businesses. https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf

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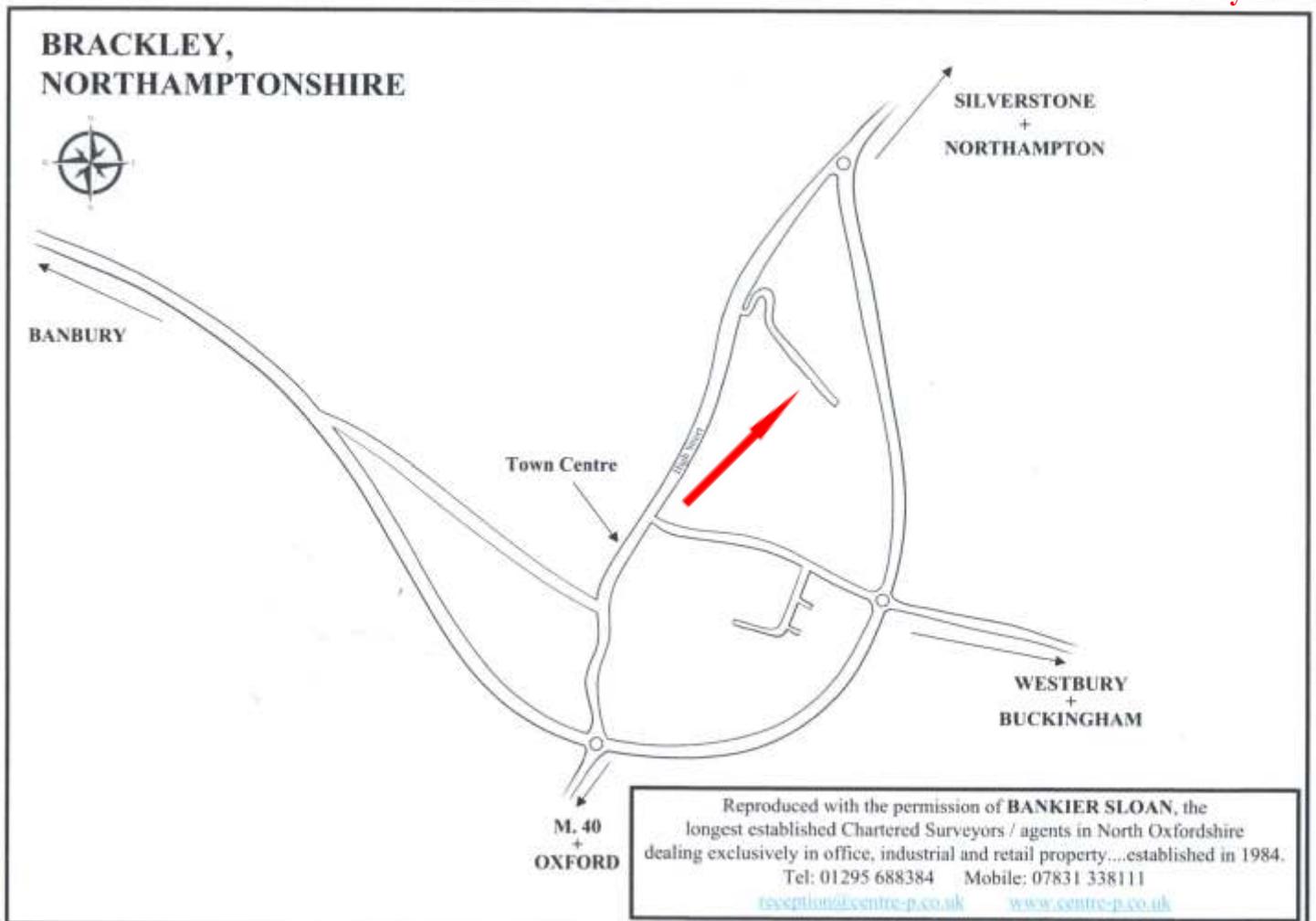
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3,865 sq ft Storage / Offices

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January 2022



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