



6A Apollo Office Court, Radclive Road, Gawcott, MK18 4DF
£135,000 Leasehold

An opportunity to purchase an open plan, ground floor office approx 496 square feet on this attractive purpose built business park, situated just outside of Buckingham. Benefits include heating/comfort cooling, allocated parking for two cars plus visitor parking and a good size shared meeting room. Further benefits from a communal kitchen/diner and communal W.C. Viewings by appointment only. Approx 984 years remaining on the lease. Service Charge is £660 per annum. The EPC rating for the premises is in Band B (40). Benefits from small business rate relief. PLEASE NOTE ASKING PRICE IS PLUS VAT AT THE CURRENT RATE.



Energy performance certificate (EPC)

Unit 6
Apollo Office Court, Radclive Road
Gawcott
BUCKINGHAM
MK18 4DF

Energy rating

B

Valid until: 30 July 2022

Certificate number 0030-0332-8889-9823-3006

Property type A1/A2 Retail and Financial/Professional services

Total floor area 96 square metres

Rules on letting this property

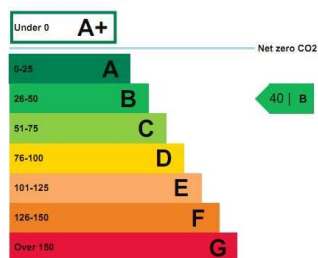
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

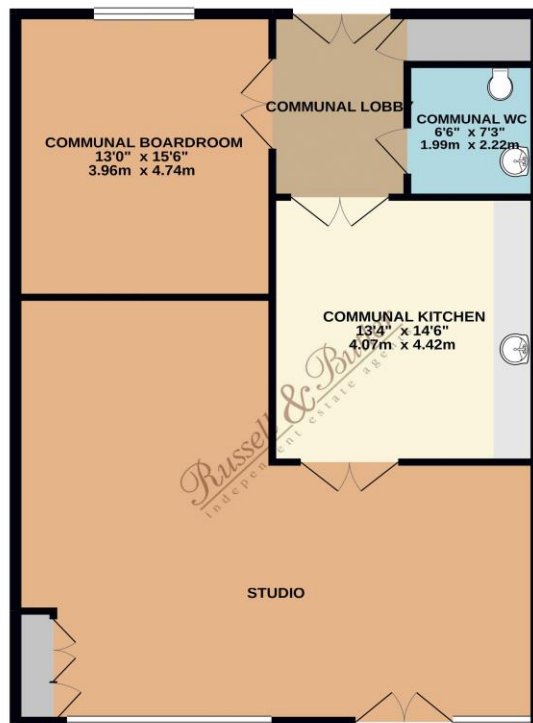
36 | **B**

If typical of the existing stock

96 | **D**

Properties are given a rating from A+ (most efficient) to G (least efficient).

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Visit us online: www.russellandbutler.com

