



APOLLO OFFICE COURT

A P O L L O 3

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A New Development of Small Office Units for Sale/Let
Apollo Office Court, Gawcott, near Buckingham



Further information available at: www.apollo3.co.uk

Berry Morris for themselves and the vendors of this property whose agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract (ii) no person in the employment of Berry Morris has any authority to make or give any representation or warranty whatever in relation to this property.

www.apollo3.co.uk

Apollo Office Court

- Apollo Office Court's units have been designed to meet the latest Building Regulation specifications that demand highly efficient systems to be installed in all new office accommodation
- A fresh approach to small scale office provision offering a pleasant and attractive working environment
- A quiet central courtyard provides informal seating while communal facilities include a kitchen, small lounge/conference room and a variety of vending machines
- With many and various small businesses in the same area the opportunity will certainly exist for the sharing of resources and 'networking'

Location

Apollo Office Court is located in Gawcott, near Buckingham (Apollo Office Court, Radclive Road, Gawcott, Bucks, MK18 4DF)



Specification

- 20 units of 91.32sqm (983sqft) NIA arranged on ground and first floor
- 1 x Disabled Unisex Toilet with Hand Basin
- Heating/Comfort Cooling
- Carpet, Painted walls
- Lighting in the units comprise high efficiency, high frequency T5 luminaires installed to comply with the latest CBSE LG7 spec
- Small power fit-out includes 3-compartment trunking and 10 x double sockets
- Fire Alarm/Smoke Detector
- Use of communal meeting room and kitchen area
- Industrial-size 13-person lift for 1st floor access

Energy Efficiency

- High levels of insulation in both roof and walls
- High efficiency glass to stop heat being lost and heat gain from the sun
- Inverter driven heat pump heating/cooling units with a COP of 3/4
- General areas naturally ventilated
- Timer controlled small, well-insulated water heaters to minimise wasted hot water
- Internal lighting automatic switching. The PIR controls turn off lighting when areas are not occupied
- Timer-controlled Security Entrance Gate with Card Reader

Terms

The units are available individually or by combination, on 999 year long leasehold interests. All terms are exclusive of VAT.

