



Unit 16

Park Street Industrial Estate, Osier Way, Aylesbury, HP20 1EB

INDUSTRIAL UNIT - NO MOTOR TRADE

2,250 sq ft
(209.03 sq m)

- NO MOTOR TRADE
- Manual Roller Shutter Door
- First floor offices
- 3 phase electric
- Gas
- Ground floor kitchen

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Summary

Available Size	2,250 sq ft
Rent	£24,000 per annum No VAT payable
Rates Payable	£4,990 per annum
Rateable Value	£10,000
Service Charge	£875 per annum Plus Insurance £1336.25. No VAT
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Description

Units 16 Park Street Industrial Estate comprise a terraced industrial unit with redecorated and re-carpeted first floor offices. Unit 16 benefits from a manual roller shutter door, ground floor kitchen, two WC,s, first floor offices, 3 phase and gas. The tenant has the right to park 2 cars in the large car park at the back of the estate.

The property benefits from a reception area with WC, stairs to the first floor offices and door to the warehouse. The property is available to let on a new lease direct from the landlord for a minimum 5 year term. MOTOR TRADE NOT PERMITTED.

Location

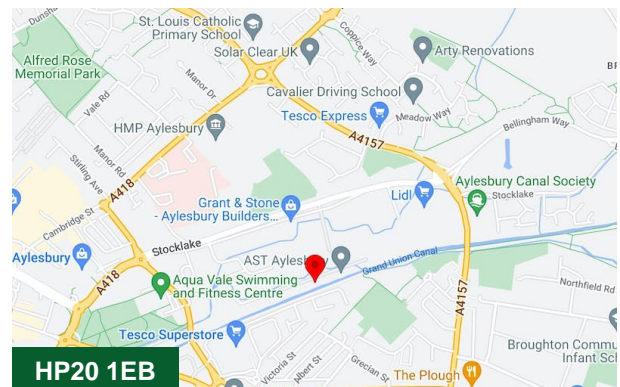
The property is located on the Park Street Industrial Estate, to the East of the town centre and close to the Stocklake Industrial area of Aylesbury. The estate has easy access to the A41. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes.

Terms

The property is currently vacant and available to let on a new lease from the landlord on terms to be agreed. No motor trade.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



Viewing & Further Information



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