



## Unit 3 Stocklake Park Ind Est

Farmbrough Close, Aylesbury, HP20 1DQ

### REFURBISHED INDUSTRIAL UNIT WITH YARD

**8,237 sq ft**  
(765.24 sq m)

- Refurbished to include new windows, redecorated warehouse and first floor offices, new kitchens and carpeting
- Covered loading bay
- Allocated parking to front
- 24/7 on-site security
- Easy access to A41

# Unit 3 Stocklake Park Ind Est, Farmbrough Close, Aylesbury, HP20 1DQ

## Summary

<b>Available Size</b>	8,237 sq ft
<b>Rent</b>	£13.75 per sq ft Plus service charge and VAT
<b>Rates Payable</b>	£46,080 per annum 2023
<b>Rateable Value</b>	£90,000
<b>Service Charge</b>	£1.74 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (99)

## Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent (sq ft)	Availability
Unit - 2	Industrial	8,172	759.20	£13.75	Let
Unit - 3	Industrial	8,237	765.24	£13.75	Available
<b>Total</b>		<b>16,409</b>	<b>1,524.44</b>	<b>£13.75</b>	

## Description

Stocklake Park Industrial Estate comprises four terraces of modern steel frame industrial units with brick & metal clad elevations. The units benefit from ground and first floor offices with covered loading bays to warehouse, accessed through the ground floor office, & allocated parking. There is also ample parking on the estate as well as 24/7 security and it is in easy access to the A41. Unit 3 is 8,237 sq. ft - AVAILABLE.

The units have recently been refurbished to include redecoration of the warehouse walls and flooring, together with new lighting. The ground and first floor offices have been redecorated and recarpeted and there are new kitchens in each unit. The front glazing has been replaced with modern grey double glazed units. The eaves height is a minimum of 5.3m to 6.3m as a maximum.

## Location

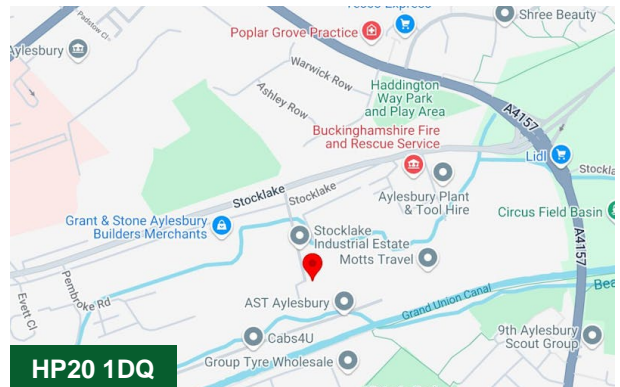
Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes. Stocklake Park is conveniently located a short distance off the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

## Terms

Available on a new lease direct from the Landlord on terms to be agreed.

## 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



**Joanna Kearvell**

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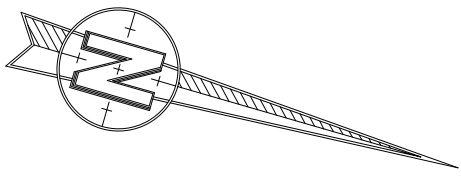


**James Garvey**

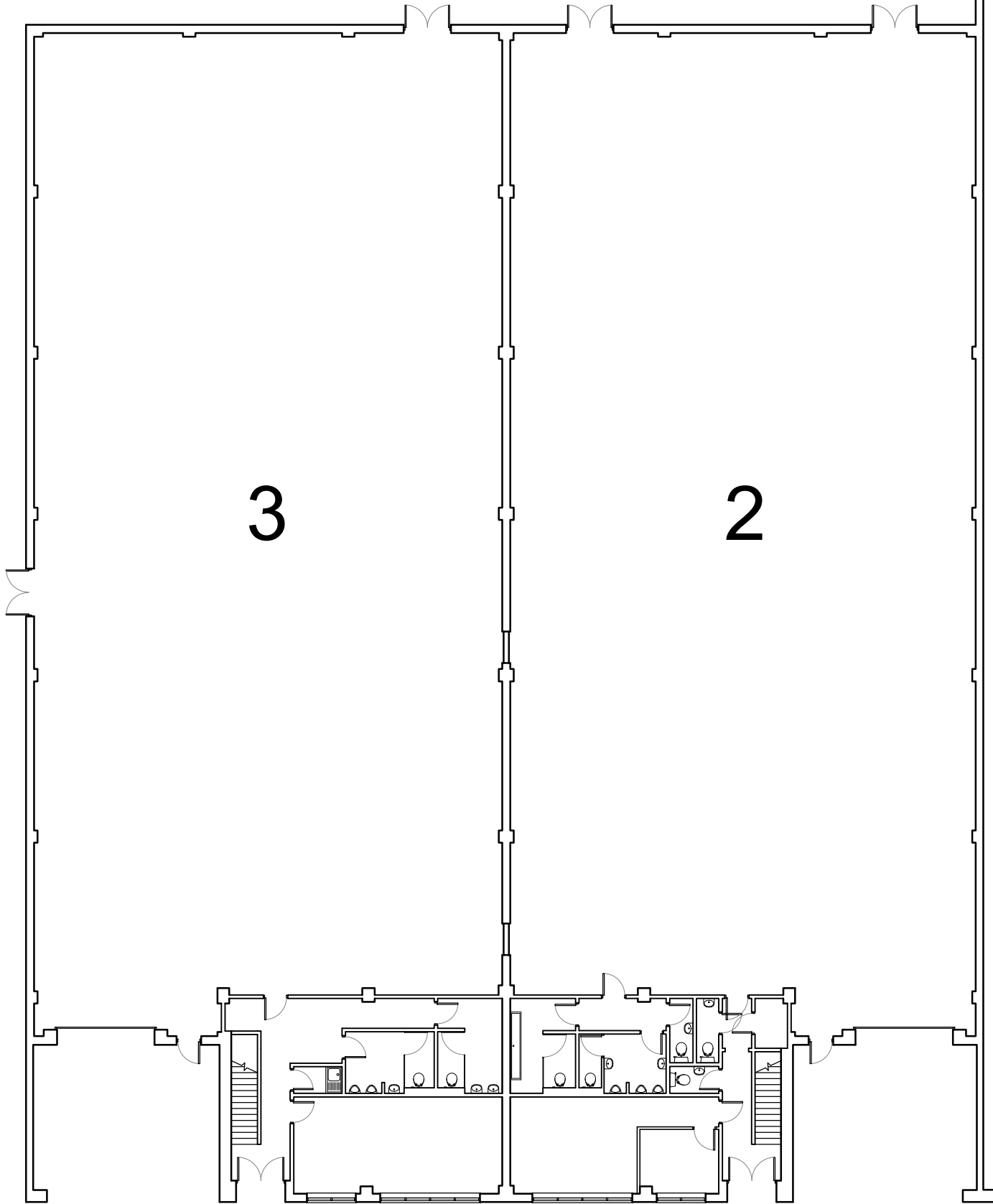
01494 460258 | 07471996320

jg@chandlergarvey.com

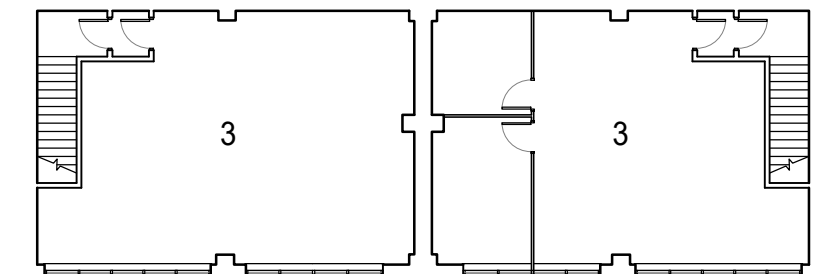




Ground Floor



First Floor



Floor Plan @1:200

0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

Rev	Revision	By	Date

**K** NIGHT  
**A** RCHITECTURAL  
**D** ESIGN

K.A.D. Ltd.  
First Floor Unit 7  
The Quarterdeck  
Port Solent  
PO6 4TP  
T: 01489 660194  
E: admin@k-a-d.co.uk  
W: www.k-a-d.co.uk

Client: IPIF

Project: UNIT 2&3  
FARMBOROUGH CLOSE  
STOCKLAKE PARK  
INDUSTRIAL ESTATE  
AYLESBURY

Drawing: EXISTING FLOOR PLAN

Scale: 1:200@A3	Date: MARCH 2023
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Project no.	Sequential	Bldg/Floor	Detail	Rev
KAD	01	A	EX	.