



32 Castle Street
Aylesbury, HP20 2RA

**Impressive Grade II
Listed Warehouse
with offices**

1,641 sq ft
(152.45 sq m)

- Former Tithe Barn with impressive roof structure
- x2 Partitioned Offices and mezzanine storage
- Available on short term licence
- Suitable for storage / E class uses
- W/C Facilities and Kitchenette
- Car Parking

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Summary

Available Size	1,641 sq ft
Rent	£17,000 per annum
Rates Payable	£3,542.90 per annum
Rateable Value	£7,100
VAT	Applicable
EPC Rating	EPC exempt - Listed building

Description

32 Castle Street comprises an impressive Grade II listed former Tithe Barn with a single storey extension to the front and an incredible roof structure on display with a height of 8.5m to the ridge and a min eaves height of 4m.

The property benefits from a WC, kitchen, two offices to one side, mezzanine storage, 3 phase electricity, concrete floor with a slope to the main warehouse, security alarm and electric heating in the offices.

There are two designated parking spaces with further parking available directly in front of the property.

A flexible 2/3 year lease is available.

Location

The property is accessed from Castle Street in the historic part of Aylesbury town centre with 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. Close to 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 Chiltern Railway Line provides a direct rail service to London Marylebone (approx 55 minutes).

Terms

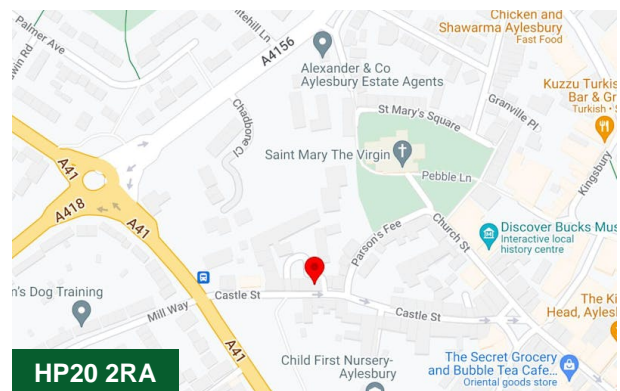
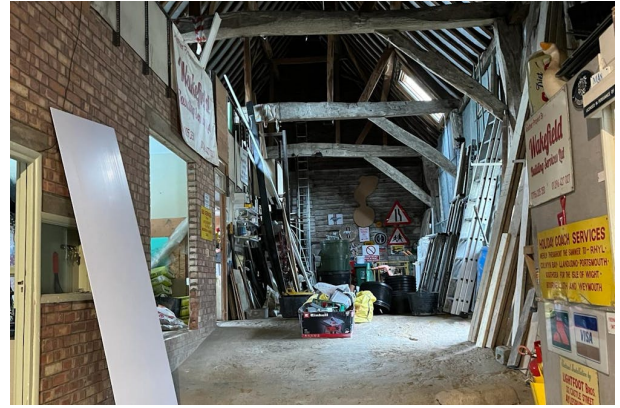
The property is available on a 2/3 year lease direct from the landlord on terms to be agreed.

Business Rates

Rateable Value 2023 - £7,100

Money laundering / Identity Checks

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



Viewing & Further Information



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