



## Various Units, Vale Industrial Estate

Southern Road, Aylesbury, HP19 9EW

### **MODERN SINGLE STOREY INDUSTRIAL UNITS**

**1,561 to 3,189 sq ft**  
(145.02 to 296.27 sq m)

- Unit 4 - 2466 sq ft available July 2024
- Unit 9 - 2470 sq ft available May 2024
- Unit 16 - 1561 sq ft available August 2024
- Unit 26 - 3189 sq ft to be refurbished
- 4.2 minimum eaves height, Roller shutter door
- Allocated parking

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## Summary

<b>Available Size</b>	1,561 to 3,189 sq ft
<b>Rent</b>	£14.50 - £16.50 per sq ft
<b>Rates Payable</b>	£3.13 per sq ft 2023
<b>Rateable Value</b>	£19,500
<b>Service Charge</b>	£1.20 per sq ft
<b>VAT</b>	Applicable. VAT is payable on the rent
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (73)

## Description

4 modern industrial/warehouse units available on the Vale Industrial Estate. The properties comprise modern single storey terraced buildings of steel frame construction under a pitched roof. They offer ground floor storage/production/distribution space, accompanied by male and female toilets and parking.

Unit 4 is 2466 sq ft to let at £15.00 psf.

Unit 9 is 2470 sq ft to let at £15.00 psf.

Unit 16 is 1561 sq ft to let at £16.50 psf.

Unit 26 is 3189 sq ft to let at £14.50 psf.

## Location

Aylesbury, is located within 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. There is good access to the M1, M40 and M25 motorways, via the A41 and A418. The town centre, bus station and mainline railway station (service to London Marylebone) are within a few minutes drive of the properties.

## Terms

Available on new leases on terms to be agreed direct from the Landlord

## Money Laundering and Identity Checks

Money laundering and identity checks will be carried out on all tenants and proof of identity documents will be required.



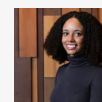
## Viewing & Further Information



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