



Unit 26, Vale Industrial Estate

Southern Road, Aylesbury, HP19 9EW

MODERN SINGLE STOREY INDUSTRIAL UNIT

3,189 sq ft
(296.27 sq m)

- 4.2 minimum eaves height
- Allocated parking
- Mid terrace industrial unit
- Electric roller shutter door
- Office / reception to the front with WC.
- NO MOTOR TRADE

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Summary

Available Size	3,189 sq ft
Rent	£15.50 per sq ft
Rates Payable	£10,647 per annum 2023
Rateable Value	£19,500
Service Charge	£1,292.48 per annum
VAT	Applicable. VAT is payable on the rent
Legal Fees	Each party to bear their own costs
EPC Rating	D (73)

Description

Modern mid terrace industrial/warehouse unit available on the Vale Industrial Estate. The property comprises a modern mid terrace building of steel frame construction under a pitched roof. Unit 26 offers a storage/production/distribution space, accompanied by a small office / reception to the front and WC/tea point. Allocated parking available to the front with access to the electric roller shutter door. Unit 26 is 3,189 sq ft to let at £15.50 psf.

Location

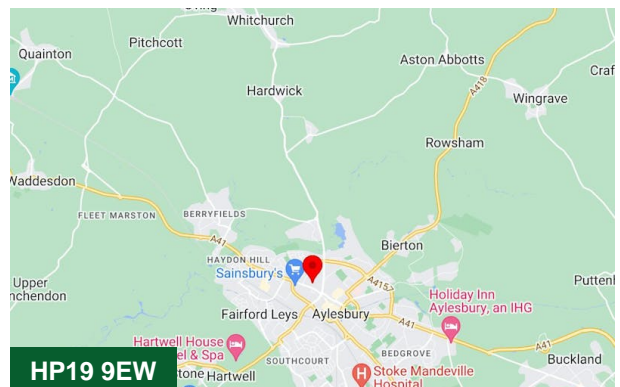
Aylesbury, is located within the County Town of Buckinghamshire, and is located approximately 44 miles northwest of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. There is good access to the M1, M40 and M25 motorways, via the A41 and A418. The town centre, bus station and mainline railway station (service to London Marylebone) are within a few minutes drive of the properties.

Terms

Available on a new lease 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.



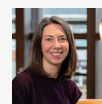
Viewing & Further Information



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