



## 29 Pembroke Road

Aylesbury, HP20 1DB

### **INDUSTRIAL WAREHOUSING WITH TWO STOREY OFFICES**

**28,250 sq ft**  
(2,624.51 sq m)

- Adjoining industrial/warehouse/office buildings
- Roller shutter doors
- Part refurbished 2-storey office building
- 30+ car parking spaces including two EV charging points.
- 7m Eaves Height
- Assembly Areas
- Additional modern office accommodation

# 29 Pembroke Road, Aylesbury, HP20 1DB

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 28,250 sq ft                       |
| Rent           | £7.95 per sq ft Plus VAT           |
| Rates Payable  | £38,144 per annum<br>2023          |
| Rateable Value | £74,500                            |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | E (102)                            |

## Description

The property comprises 3 adjoining buildings, currently 2 light industrial warehousing buildings and a two-storey office building situated on a self-contained site with parking. The first industrial building is currently split into 2 main sections (assembly and warehousing) with further divisions within these at ground level with a staff breakout area/canteen at mezzanine level. There is currently an assembly room with polished floor, LED lighting, air-conditioning and a roller shutter door with 7m eaves. The second building is mainly open warehousing, but with side and assembly rooms underneath first floor offices. The two storey office building has been recently refurbished providing double glazed windows, updated flooring, LED lights, suspended ceilings and gas fired central heating. Toilet facilities on ground floor with tea point.

Photos showing current layout of the space offered. Final layout to be determined and modified. Floor area: approximately 28,250 sq ft, including the mezzanines and subject to reinstatement.

## Location

The property is located on Pembroke Road within the Stocklake Industrial Area. Stocklake 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. 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.

## Accommodation

The accommodation comprises the following areas:

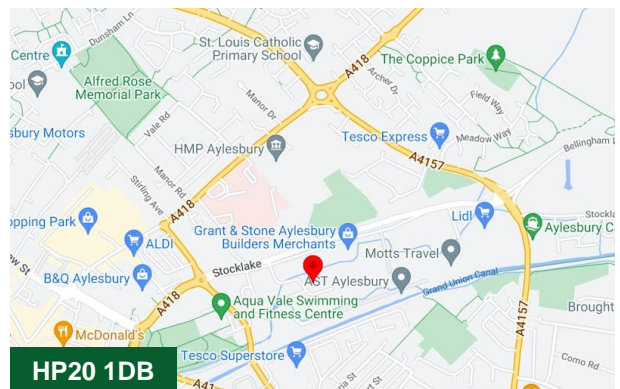
| Name                                    | sq ft         | sq m            | Availability |
|---|---------------|-----------------|--------------|
| Unit - A. 2-storey office building      | 2,602         | 241.73          | Available    |
| Unit - B. Industrial/Warehouse/Assembly | 13,717        | 1,274.35        | Available    |
| Unit - C. Industrial/Warehouse/Assembly | 11,931        | 1,108.43        | Available    |
| <b>Total</b>                            | <b>28,250</b> | <b>2,624.51</b> |              |

## Terms

A new lease is available 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



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