



Unit 5

Hayloaders Works, Brill, Aylesbury, HP18 9UB

**INDUSTRIAL /
WAREHOUSING
WITHIN 3.84 ACRE
SITE**

6,047 sq ft
(561.78 sq m)

- Open frontage unit onto main yard area
- 3-Phase Electrics
- Min. 6m eaves height
- Gated and secure site
- WC Facilities
- Available on new lease on terms to be agreed

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Summary

Available Size	6,047 sq ft
Rent	£5 per sq ft Plus VAT
Rateable Value	£13,000 Applies to Units 5,6,7 & 8
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

The available building forms part of the Hayloaders Works site which provides approximately 3.84 acres of accommodation in total. The property comprises an end of terrace open industrial/storage unit constructed on steel frame construction. The site generally was used as a sawmill for 25 years and assumed has established /authorised use for B1/B2 & B8 under 1987 Use Classes Order.

Location

Located just outside the village of Brill with easy access to Aylesbury (13 miles), Thame (8 miles) & Bicester (9 miles) & convenient for access to the M40 motorway (junctions 7, 8 & 9). The A41 which links Aylesbury and Bicester/M40 is located 3.5 miles to the north, via Kingswood Lane. The A418 which provides access to Aylesbury and Jct 8A of the M40/A40 Oxford is located 8 miles to the south via Long Crendon.

Terms

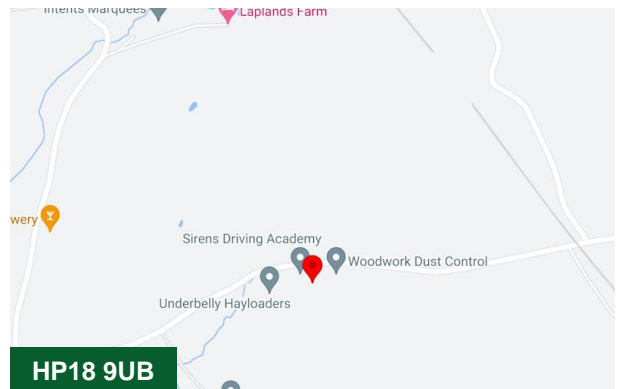
Available on a new lease on terms to be agreed.

Business Rates

£13,000 - applies to Units 5, 6, 7 & 8.

EPC

Exempt



Viewing & Further Information



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