



## Unit 5

Hayloaders Works, Brill, Aylesbury, HP18 9UB

**INDUSTRIAL /  
WAREHOUSING  
WITHIN 5 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

# Unit 5, Hayloaders Works, Brill, Aylesbury, HP18 9UB

## Summary

<b>Available Size</b>	6,047 sq ft
<b>Rent</b>	£3.75 per sq ft Plus VAT
<b>Rateable Value</b>	£13,000 Applies to Units 5,6,7 & 8
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 5 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

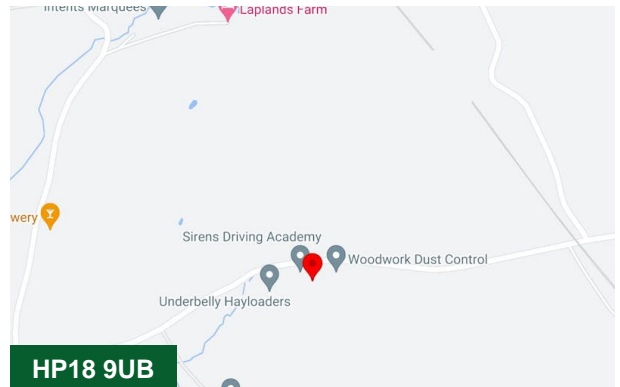
Available on a new lease on terms to be agreed.

## Business Rates

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

## EPC

Exempt



## Viewing & Further Information



### Alan Chandler

01296 398383 | 07831 372711

ac@chandlergarvey.com

### Mr Gus Haslam (Knight Frank)

+44 20 7861 5299 | +44 7885 596 877