



## Unit 26

Anglo Business Park, Aylesbury, HP19 8UP

### INDUSTRIAL UNIT FOR SALE

**4,280 sq ft**  
(397.63 sq m)

- E / B2 / B8 CLASS USE Suitable for light industrial, offices and logistics
- 7 car parking spaces
- Kitchenette, WCs
- First Floor Offices
- Mezzanine
- 3 Phase Electrics

# Unit 26, Anglo Business Park, Aylesbury, HP19 8UP

## Summary

Available Size	4,280 sq ft
Price	Offers in excess of £550,000
Rates Payable	£10,978 per annum
Rateable Value	£22,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,630.60 per annum
EPC Rating	C (63)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,763	256.69	Available
1st	952	88.44	Available
Mezzanine	565	52.49	Available
<b>Total</b>	<b>4,280</b>	<b>397.62</b>	

## Description

The property comprises a self-contained, end of terrace industrial unit of steel portal frame construction with metal cladding. The ground floor office is carpeted, with air conditioning and LED lighting. A ground floor DDA toilet plus a first floor WC and its own kitchenette.

The total space of useable full height warehouse is 1,099 sqft, together with storage under the mezzanine to the rear.

The property benefits from dual aspect offices on ground and first floor benefitting from the end of terrace position. The property is well fitted out and maintained and ready for a new occupier / investor.

The property can be used for light industrial or alternative uses under E class, B2 or B8.

## Location

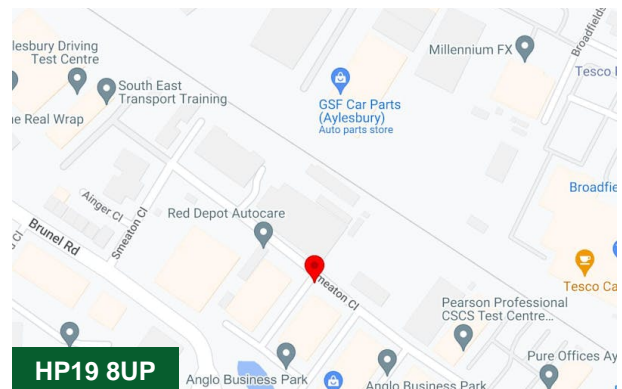
Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes.

## Terms

The property is available for sale on a freehold basis with vacant possession.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



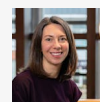
## Viewing & Further Information



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