



Unit 14

Stocklake Park Industrial Estate, Farmborough Close, Aylesbury, HP20 1DQ

Industrial unit with offices

4,893 sq ft
(454.57 sq m)

- Modern industrial / storage unit 4,893 Sq ft GIA
- Gas and 3-phase available
- Min eaves height 5.3m - max eaves height 6.3m
- Painted concrete floor Warehouse with high-bay LED lighting
- Covered loading bay + parking
- First floor office

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Summary

Available Size	4,893 sq ft
Rent	£14 per sq ft
Rates Payable	£4.13 per sq ft 2023
Rateable Value	£37,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (102)

Description

Stocklake Industrial Estate is an established and well-maintained estate with 24-hour security to the east of Aylesbury town centre.

Unit 14 measures approx. 4,893 Sq ft GIA. Accommodation includes warehouse with loading door, covered loading bay and personnel door.

Ground and first floor offices, kitchen and WC's. Allocated parking. Secure estate.

Location

Aylesbury is the county town of Buckinghamshire, approx. 40 miles north west of central London on the A41 trunk road. The M40 is approximately 16 miles from Thame (Junction 8).

Stocklake Park 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.

Accommodation

The accommodation comprises the following areas:

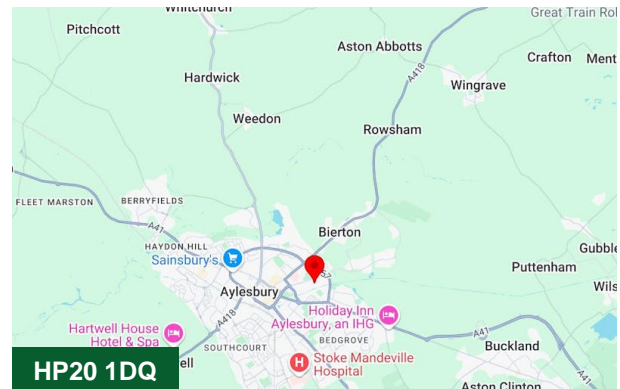
Name	sq ft	sq m	Availability
1st - Office	750	69.68	Available
Ground - Office	1,020	94.76	Available
Ground - Warehouse	3,123	290.14	Available
Total	4,893	454.58	

Terms

Available on a new lease direct from the Landlord, on terms to be agreed.

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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