



Unit 12

Stocklake Industrial Estate, Farnborough Road, Aylesbury, HP20 1DQ

INDUSTRIAL / WAREHOUSE UNIT

4,880 sq ft
(453.37 sq m)

- 6 M. minimum eaves height
- Covered Loading Bay
- Allocated parking to front
- 24/7 on-site security
- GF office 755 sq ft FF office 760 sq ft

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Summary

Available Size	4,880 sq ft
Rent	£14 per sq ft plus VAT
Rates Payable	£19,929 per annum 2023
Rateable Value	£36,500
Service Charge	£1.74 per sq ft plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	C (55)

Description

Warehouse (3365 sq ft) accommodation with steel portal frame construction, allocated parking and benefitting from an external covered loading bay. Office accommodation at ground (755 sq ft) and first floor (760 sq ft). The warehouse space accessed through the ground floor office.

Location

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. 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.

Terms

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

Business Rates

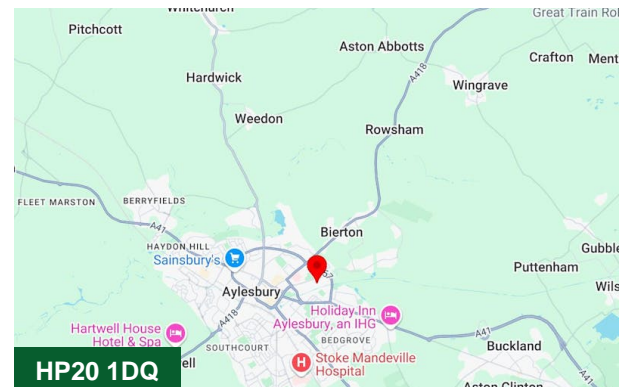
£36,500

EPC

C55

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.



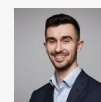
Viewing & Further Information



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