



## Unit 11

Stocklake Industrial Estate, Farmbrough Close, Aylesbury, HP20 1DQ

### **INDUSTRIAL / WAREHOUSE UNIT**

**2,972 sq ft**  
(276.11 sq m)

- 6m minimum eaves height
- Covered loading bay
- Allocated parking to front
- 24/7 on-site security
- GF office 369 sq ft FF office 368 sq ft

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## Summary

<b>Available Size</b>	2,972 sq ft
<b>Rent</b>	£14 per sq ft Plus VAT
<b>Rates Payable</b>	£12,012 per annum 2023
<b>Rateable Value</b>	£22,000
<b>Service Charge</b>	£1.74 per sq ft Plus VAT
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>BER Rating</b>	D (85)

## Description

Warehouse (2235 sq ft) accommodation with steel portal frame construction, allocated parking and benefitting from an external covered loading bay. Office accommodation at ground (369 sq ft) and first floor (368 sq ft).

The property is located on Stocklake Park Industrial Estate with security at the Gatehouse in an established business area.

## 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 of the northern ring road, less and 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

## Accommodation

The accommodation comprises the following areas:

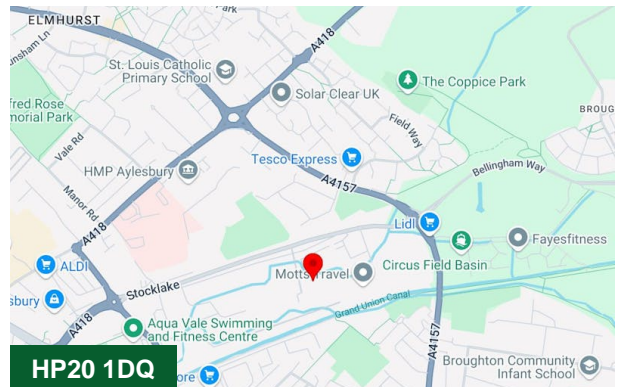
Name	sq ft	sq m	Availability
Ground - Warehouse	2,235	207.64	Available
Ground - Office	369	34.28	Available
1st - Office	368	34.19	Available
<b>Total</b>	<b>2,972</b>	<b>276.11</b>	

## Terms

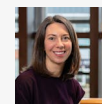
Available on a new lease direct from the Landlord on terms to be agreed

## 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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