



## Open Storage

Hayloaders Works, Wootton Road, Brill, Aylesbury, HP18 9UB

**SECURE OPEN  
STORAGE YARD  
AVAILABLE UP TO  
30,000 SQ FT**

**30,000 sq ft**  
(2,787.09 sq m)

- TO LET
- Up to 30,000 sq ft secure open storage yard
- Gated, secure site
- Available on a new Lease on terms to be agreed

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## Summary

Available Size	30,000 sq ft
Rent	Rent on application
Business Rates	TBC
Service Charge	£0.35 per sq ft Plus VAT
VAT	Applicable. VAT is payable on the Rent and Service Charge
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

## Description

Hayloaders Works offers the opportunity for users to potentially take up to 30,000 sq.ft open storage , 21,500 sq.ft of half open storage and 13,250 sq.ft enclosed industrial unit, either as a whole or in part as individual units.

The property provides a secure storage yard of up to 30,000 sq ft.

Located within a 4.94 acre site, with good parking and 3 phase electric, Hayloaders Works provides economical accommodation. The whole site comprises 4 single storey industrial/storage buildings of steel frame construction & separate office building. Formerly used as a saw mill for 25 years & assumed has established/authorised use for B1, B2 & B8 under 1987 Use Classes Order.

Prospective tenants should verify with local planning authority whether their proposed use falls within established authorised uses.

## Location

Located just outside the village of Brill with easy access to Aylesbury (13 miles), Thame (8 miles) and Bicester (9 miles) and convenient for access to the M40 Motorway (junctions 7, 8 and 9). The A41 which links Aylesbury and Bicester/M40 is located 3.5 miles to the north, via Kingswood Lane.

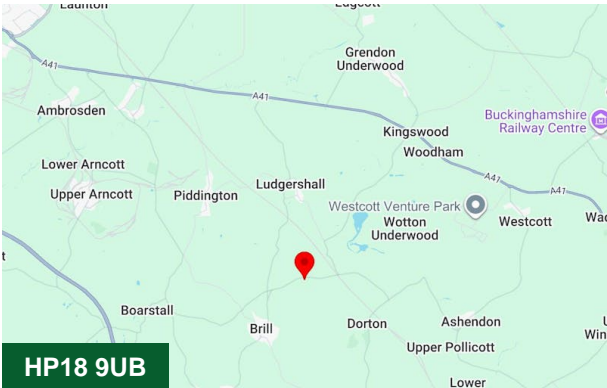
The A418 which provides access to Aylesbury and Jct 8A of the M40/A40 Oxford is located 8 miles to the south via Long Crendon.

## Terms

Rents: 6,000-12,000 sq ft - £4 per sq ft.  
30,000 sq ft - £3,24 per sq ft

## Business Rates

TBC



## Viewing & Further Information



**Alan Chandler**  
01296 398383 | 07831 372711  
ac@chandlergarvey.com



**James Garvey**  
01494 460258 | 07471996320  
jg@chandlergarvey.com

**Mr Gus Haslam (Knight Frank)**  
+44 20 7861 5299 | +44 7885 596 877

**Nick Johnson (Fields Commercial)**  
01844 261 121 | 07857 823 188