



Unit 4&5

Vantage 41, Timber Yard Close, Aston Clinton, HP22 0AY

NEW BUILD INDUSTRIAL UNITS

11,936 sq ft
(1,108.89 sq m)

- 24 Hour Access
- Electric loading doors
- Generous parking facilities
- Secure industrial park
- Smart electric vehicle charging points
- 8.5 clear internal height
- 37.5kN sq m floor loading
- Ability to combine units

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Summary

Available Size	11,936 sq ft
Rent	£164,100 per annum
Rates Payable	£42,447 per annum See table below
Service Charge	£0.52 per sq ft Plus building insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

A brand new prime multi-let industrial estate in a gateway location into Aylesbury. Vantage 41 offers flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

Units feature electric loading doors, smart EV charging points, photovoltaic panels, and planning consent for E(g)(iii), B2, and B8 uses. They have EPC A & B rated units with BREEAM ‘Very Good’ certification, 8.5m clear internal height, and fully serviced plots including power, utilities, and secure access.

Flexible unit combinations are available to suit your business needs. Current tenants include Korea Foods, JW Creative, Decco, and Pylon One.

Location

Situated directly off the A41 dual carriageway with excellent road connectivity to Junction 20 of the M25 (17 miles) and Aylesbury.

Aston Clinton is in the Vale of Aylesbury in Buckinghamshire, 4 miles east of Aylesbury town centre. It also lies between the market towns of Tring and Wendover.

The site is accessed off College Road North which provides direct access onto the A41 which connects to London and the M25 to the east and Bicester and the M40 to the west through Aylesbury.

Accommodation

The accommodation comprises the following areas:

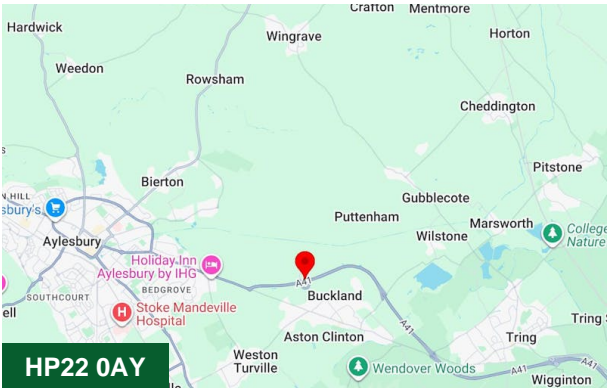
Name	sq ft	sq m	Availability
Ground	8,873	824.33	Available
Mezzanine	3,063	284.56	Available
Total	11,936	1,108.89	

Terms

A new lease to be granted direct from the Landlord on terms to be agreed. Alternatively an assignment of the current lease could be agreed.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



Viewing & Further Information



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