



AYLESBURY

UNIT 24, 25 & 26

INDUSTRIAL / WAREHOUSE UNITS

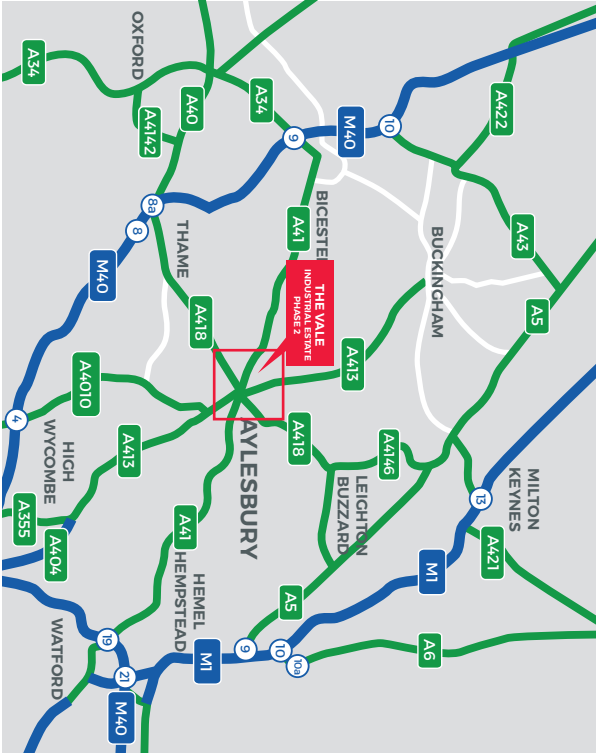
TO LET

3,160 to 9,538 ft²
(294 to 886 m²)

www.ipif.com/thevale



THE VALE INDUSTRIAL ESTATE - PHASE 2
SOUTHERN ROAD, AYLESBURY, HP19 9EW



LOCATION

Aylesbury, is located within the County Town of Buckinghamshire, and is located approximately 44 miles northwest of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. There is good access to the M1, M40 and M25 motorways, via the A41 and A418. The town centre, bus station and mainline railway station (service to London Marylebone) are within a few minutes drive of the properties.

DESCRIPTION

Each of the units features low maintenance profile clad elevations underlined and insulated roof. The accommodation is arranged as a large warehouse area with Reception/Office to the front. The front elevations have windows installed to allow a 1st floor extension to the offices. An electric roller shutter door provides access to the warehouse which is installed with 3 phase power.

SPECIFICATION

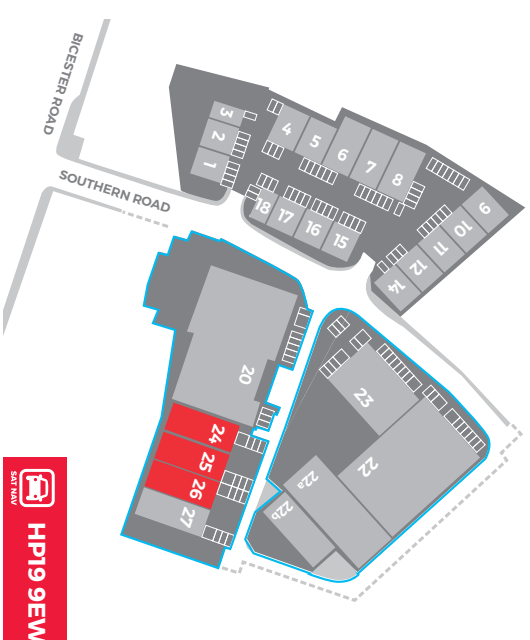
- Electric roller shutter
- 3 phase power
- Reception/office
- 5.8m eaves
- WC facilities

ACCOMMODATION

Available accommodation comprises the following gross internal areas:

UNIT 24	M ²	FT ²	EPC
Warehouse	296	3,189	C-68
UNIT 25	M ²	FT ²	EPC
Warehouse	294	3,160	D-97
UNIT 26	M ²	FT ²	EPC
Warehouse	296	3,189	D-96

*Units can be combined



LEASE TERMS

The units are available on a new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE CERTIFICATE

EPC's are available on request.

VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord

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