

Unit 2A, Marsh Hill Farm

Leasehold
Industrial Unit

Marsh, Aylesbury, HP17 8ST

3,220 Sq Ft (299 Sq M)



To Let | £18,600 per annum



Amenities



Rural
Location



Electric Roller
Shutter Doors



CCTV



WC's Onsite



Industrial



Transport
Links

Unit 2A, Marsh Hill Farm

3,220 Sq Ft (299 Sq M)

Description

This is a fantastic opportunity to take occupation of a versatile industrial unit in an established multi let commercial site.

- Unit will be available from 1st June 2026.
- CCTV
- Insulated electric roller shutter doors.
- Personnel door.
- Internal office
- WC's available onsite
- Three phase electric is available

Location

Marsh Hill Farm is located in Marsh, a small hamlet featuring outstanding beauty, surrounded in wildlife and farms and situated just over six miles to Aylesbury station with regular train services into London Marylebone in under an hour.

The premises are situated in a rural location, approximately 1 mile from the B4009, Lower Icknield Road and approximately 3-4 miles south of Aylesbury town centre. Junction 6 of the M40 is within a 20-minute drive.

Accommodation

Description	Sq Ft	Sq M
Unit 2A	3,220	299

Locations

M40: 16 miles
Oxford: 27 miles
Aylesbury: 5 miles

Nearest station

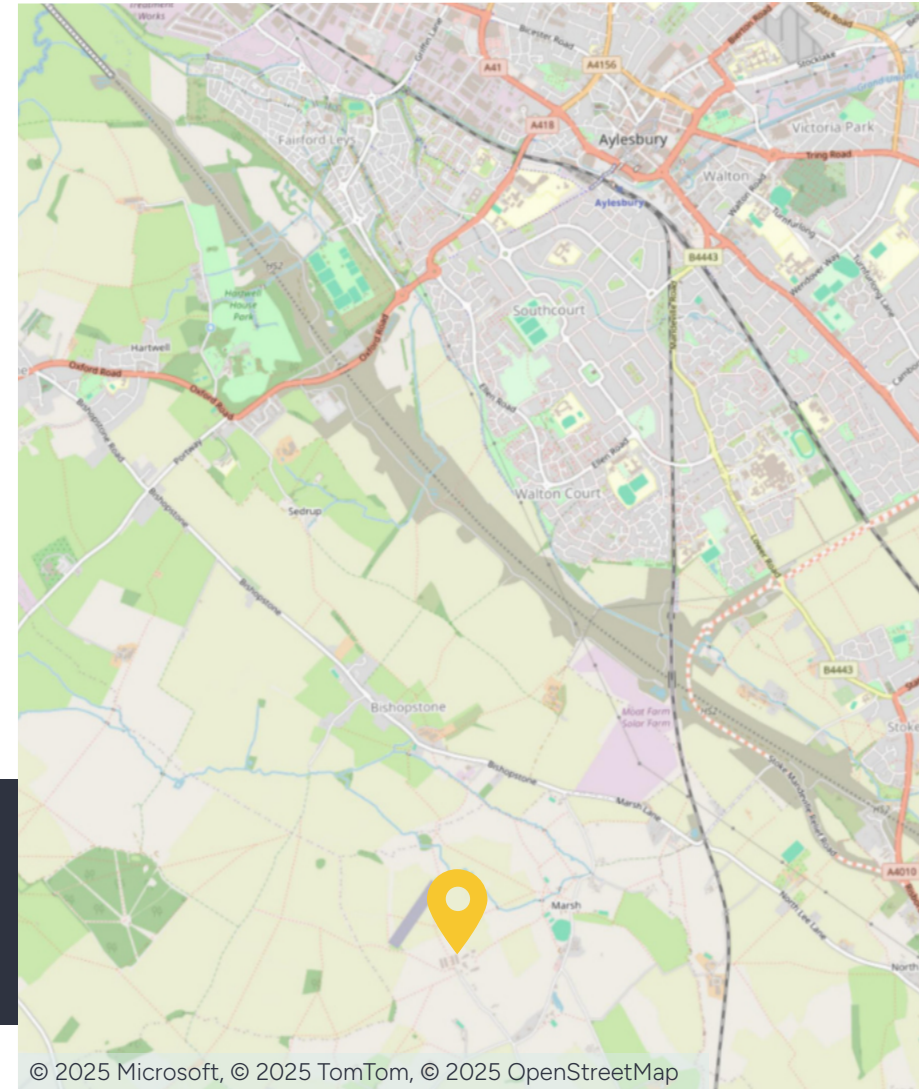
Aylesbury: 6 miles

Nearest airport

London Luton: 29 miles

What3words:

///Cutback.opens.wager



Further information

Tenure

Leasehold.

Asking Rent

The unit is available to lease at an asking rent of £18,600 per annum exclusive of VAT.

Business Rates

Tenants are responsible for paying business rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class B8 of the Town and County planning order updated from the 1st September 2020.

Service Charge

The Landlord has the right to impose a service charge in respect of the upkeep of the common parts.



Further information

Legal Costs

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

EPC

The EPC rating is C-59.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

01234 639 442

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Kerry Ward

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Particulars dated August 2025. Photographs dated August 2025.



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