

# INDUSTRIAL/WAREHOUSE UNITS



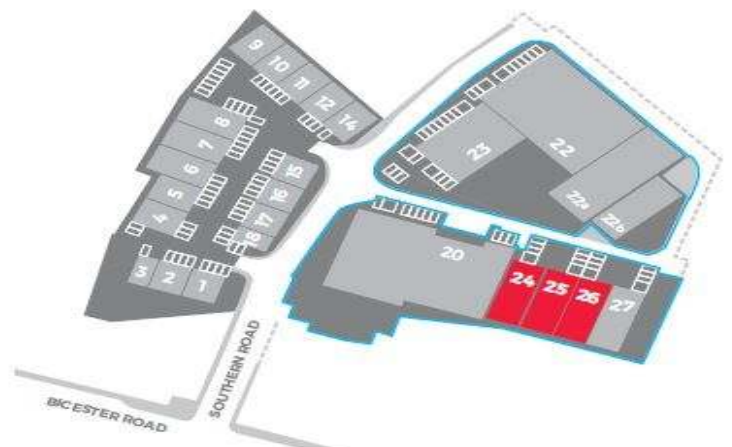
**TO  
LET**

## Units 24 & 25 Vale Industrial Estate, AYLESBURY, HP19 9EW

3,160 - 6,349 Sq Ft (293.56 - 589.82 Sq M)

Industrial

- Electric Roller Shutter Door
- 3 phase electrics
- Reception/Office with Personnel Door
- 4 car parking spaces per unit.
- 5.8m eaves
- Available separately or as a whole
- New full repairing and insuring lease
- Potential Trade Counter Use.



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## Location

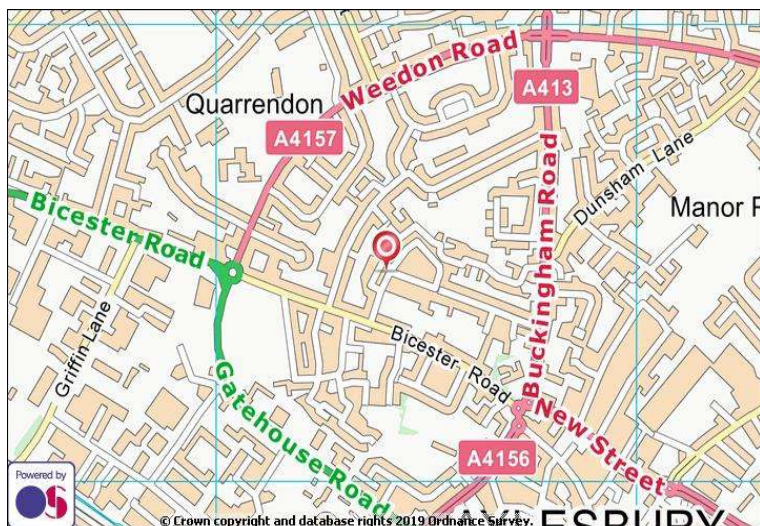
Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles north west of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. There is good access to the M1, M40 and M25 motorways via the A41 and A418. The town centre bus station and mainline railway station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

## Description:

The Vale Industrial Estate is conveniently located approx half a mile North West of Aylesbury town centre. Both Units are mid terraced with potential for Trade Counter Use. Unit 24 is 3,189 sq ft and Unit 25 is 3,160 sq ft. The Units are available separately or as a whole. Modern profile clad elevations with lined and insulated roof.

## Accommodation:

3,160 - 6,349 Sq Ft (293.56 - 589.82 Sq M)



### Rent:

£9.50 Per Sq Ft

### Business Rates:

Rateable Value £17,750

### EPC:

D96

### Tenure:

To Let on a new full repairing and insuring lease.

### Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

### Contact

For further information or to book a viewing please contact



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