

UNIT 3

Aston 41, Aylesbury HP22 5EZ

DISTRIBUTION WAREHOUSE TO LET

South East last-mile logistics facility

53,002 sq ft



M1 AGENCY

Description

The property comprises a self contained, last-mile distribution warehouse, extending to 53,002 sq ft (4,924 sq m), with enclosed yard and incorporating first floor ancillary offices.

The property benefits from the following specification:

- Steel portal frame construction
- 10.5m eaves height
- 2 dock level loading doors
- 3 level access loading doors
- Enclosed yard
- 63 car parking spaces
- 335 kVA power supply
- EPC rating of B 48

Site

The site extends to 2.26 acres (0.91 hectares), providing a low site cover of 48%.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis, and provides the following approximate areas:

WAREHOUSE	4,476 sq m	48,180 sq ft
FIRST FLOOR OFFICE	448 sq m	4,822 sq ft
TOTAL	4,924 sq m	53,002 sq ft



← M25 J20 17 MILES

A41

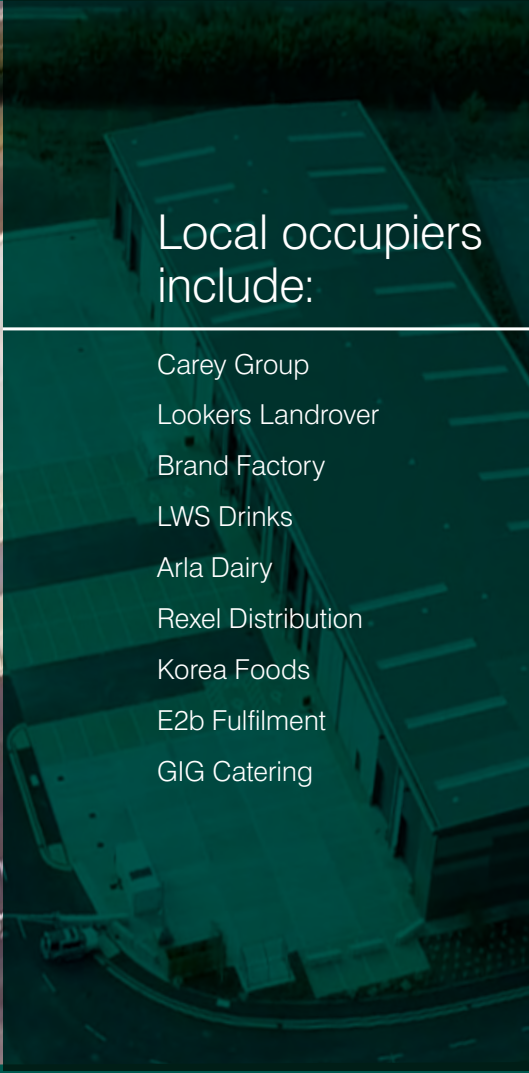
AYLESBURY 4 MILES →



UNIT 3

53,002 sq ft 4,924 sq m

ENCLOSED YARD
45M

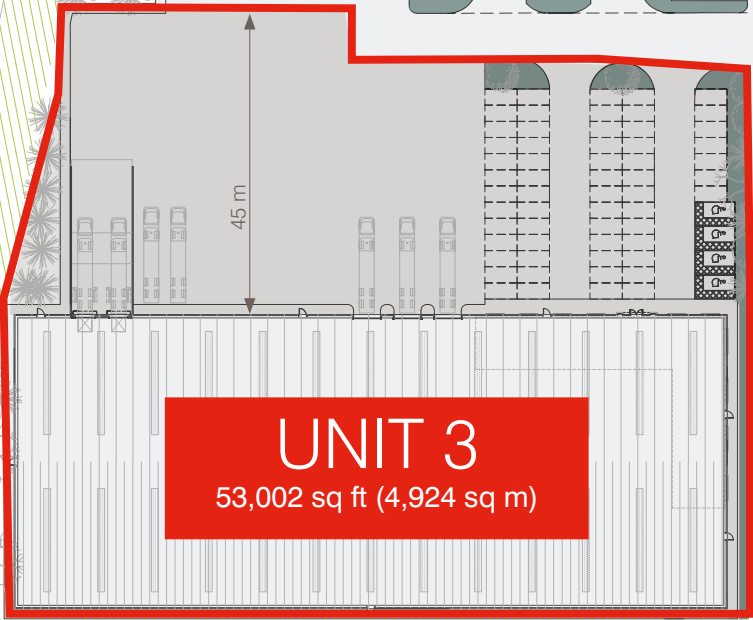


Local occupiers include:

Carey Group
Lookers Landrover
Brand Factory
LWS Drinks
Arla Dairy
Rexel Distribution
Korea Foods
E2b Fulfilment
GIG Catering

A41

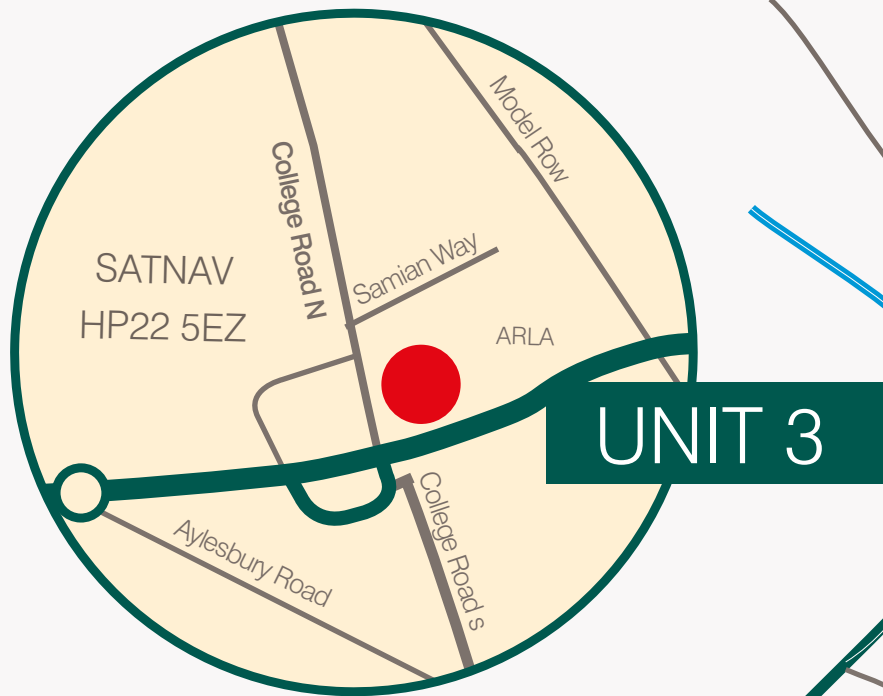
New Estate Road



UNIT 3
53,002 sq ft (4,924 sq m)

Carey Group





Location

Aston Clinton is an affluent South East town and established industrial location within close proximity to Central London and affluent Buckinghamshire and Hertfordshire conurbations. Boasting excellent road connectivity, the site is situated directly adjacent the A41 Dual Carriageway. The A41 provides fast and direct access to the M25 Motorway in just a 17 minute drive time. The town also benefits from excellent air connectivity due to the close proximity of Heathrow and Luton Airport.

Central London sits just 38 miles (40 minute drive time) to the south east, with Oxford 24 miles (35 minute drive time) to the west. Other key South East towns such as Bicester, Luton, Milton Keynes and Reading are well served given the central location and excellent links to major transit routes.

Situation

The property is situated on Aston 41 a highly prominent location, 2 miles north of Aston Clinton and 4 miles south east of Aylesbury. The site sits adjacent to the College Road North Intersection with the A41 dual carriageway which provides, 17 miles to the south east, unfettered access to Junction 20 of the M25 Motorway.



ROAD	DISTANCE	JOURNEY TIME
M25 (Junction 20)	17 miles	17 minutes
M1 (Junction 8)	17 miles	20 minutes
M40 (Junction 8a)	18 miles	30 minutes
A1(M) (Junction 1)	28 miles	28 minutes



Hemel Hempstead	15 miles	22 minutes
Milton Keynes	19 miles	30 minutes
Oxford	24 miles	35 minutes
Central London	38 miles	40 minutes



London Luton	27 miles	34 minutes
London Oxford International	29 miles	35 minutes
Heathrow	35 miles	54 minutes



Aylesbury	3 miles	8 minutes
Stoke Mandeville	4 miles	10 minutes
Wendover	6 miles	10 minutes

The area's excellent prominence and road connectivity has attracted a range of high-profile occupiers including Arla and Jaguar Landrover.

Tenure

To Let

Terms

The property is available by way of a new Full Repairing and Insuring Lease on terms to be negotiated

Rent

Rent on application

Business Rates

Upon enquiry



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