

UNITS TO LET

FROM 3,270 - 24,005 ft²



24/7 SECURITY
ONSITE



FLEXIBLE LEASES
FROM 1 YEAR



EASY ACCESS
TO A41



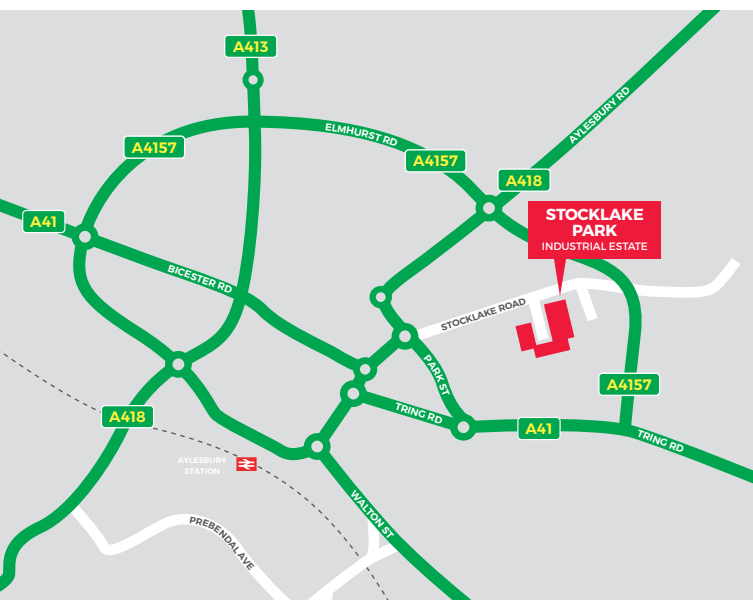
www.ipif.com/stocklakepark

WAREHOUSE / INDUSTRIAL UNITS TO LET

STOCKLAKE PARK INDUSTRIAL ESTATE

FARBROUGH CLOSE, AYLESBURY, BUCKINGHAMSHIRE, HP20 1DQ

IPIF



LOCATION

Aylesbury is the county town of Buckinghamshire approximately 40 miles north west of central London on the A41 trunk road. The M40 is approximately 16 miles away at Thame (Junction 8).

Stocklake Park is conveniently located a short distance off the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

DESCRIPTION

The scheme comprises of four terraces of modern steel frame industrial units with brick and metal clad elevations. The units benefit from ground and first floor offices with covered loading bays to warehouse.

SPECIFICATION

- Onsite 24/7 security
- 6m eaves height
- Covered loading bays
- Ample parking
- Close to town centre
- Easy access to A41

ACCOMMODATION

Available accommodation comprises of the following gross internal areas.

UNIT 1	M ²	FT ²	EPC
Total	2,235	24,005	C-72

UNIT 11	M ²	FT ²	EPC
Total	304	3,270	D-85
UNIT 12	M ²	FT ²	EPC
Total	502	5,405	C-66

*UNIT 11 & 12 option to combine.

UNIT 21	M ²	FT ²	EPC
Total	459	4,940	C-67

LEASE TERMS

The units are available on 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 common areas. 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 RATING

EPC's are available on request.



VIEWING Strictly by prior arrangement with the agent.

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. June 2020.

On behalf of the Landlord

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