

UNIT 3, AESOP BUSINESS PARK, ASTON CLINTON, HP22 5EZ



DISTRIBUTION WAREHOUSE TO LET

South East last-mile logistics facility

53,002 Sq Ft



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
- Enclosed yard
- 63 parking spaces
- 335 kVA power supply
- EPC rating B
- Racking is currently in situ - Incoming occupiers have the option to retain..

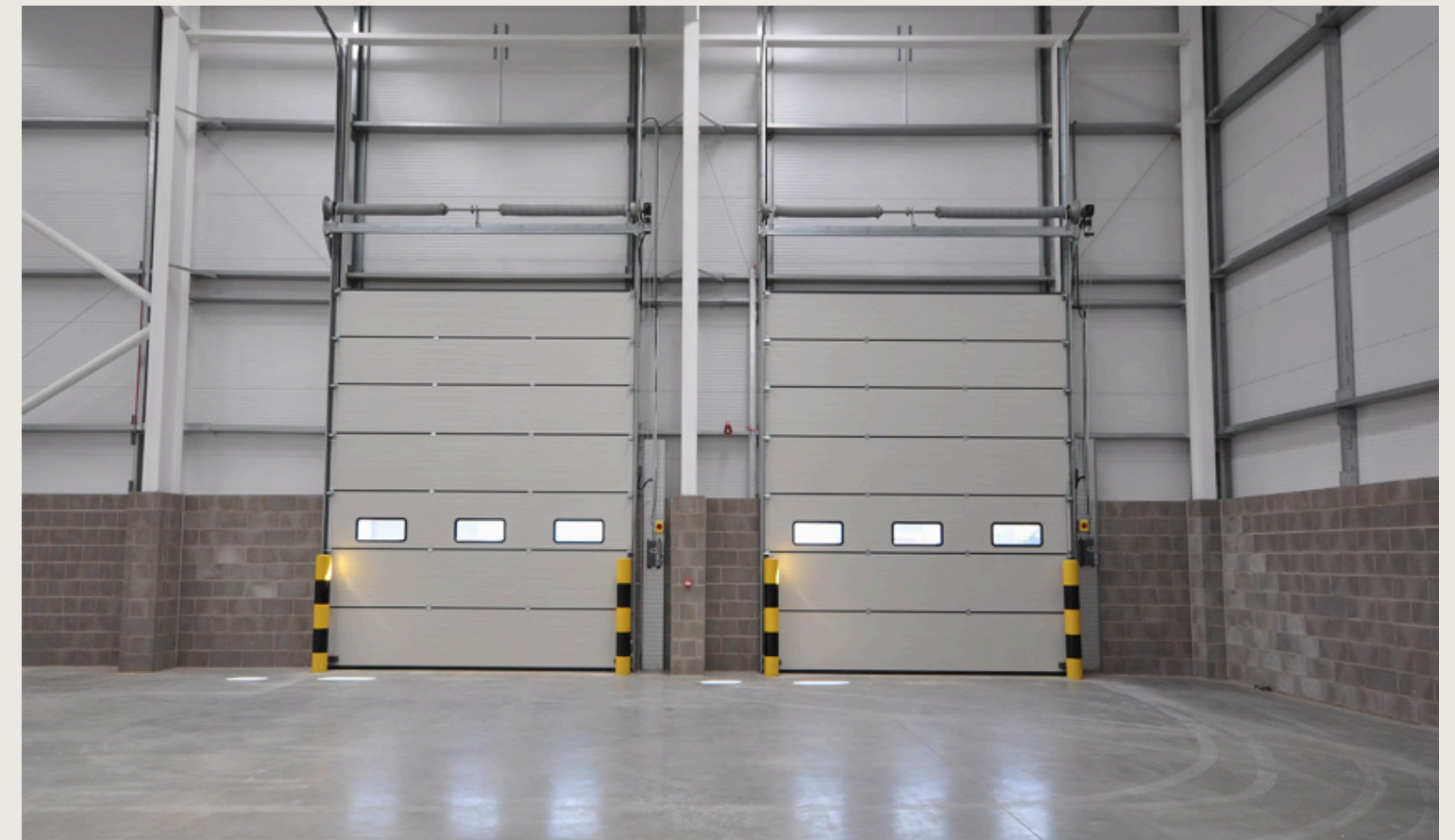
Site

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

Accommodation

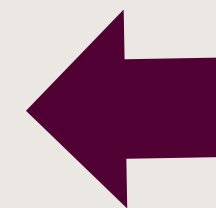
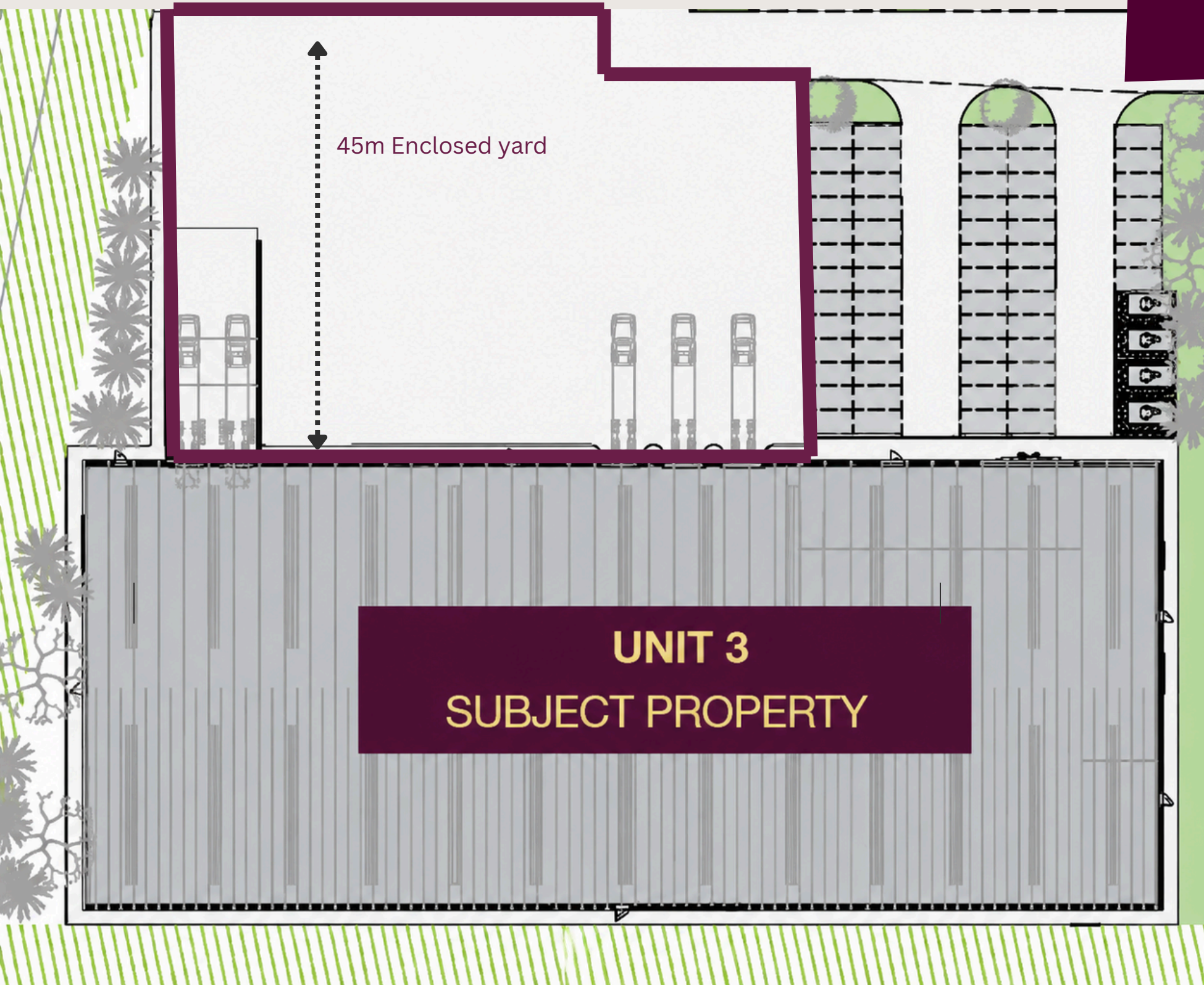
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis, and provides the following areas:

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



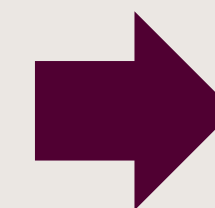
LOCAL OCCUPIERS

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



Aylesbury 4 Miles

A41



M25 J20 17 Miles

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.



M1 AGENCY

FOR FURTHER DETAILS PLEASE GET IN TOUCH

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