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FIELDS
COMMERCIAL

chartered surveyors

To Let

Unit 25 Vale Industrial Estate, Southern Road, Aylesbury, HP19 9EW



A Mid-Terrace Industrial Unit, Being Part Of A Small Estate Of Similar Properties.

Size: 3,189 Sq Ft

Rent: £28,701 Per Annum

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- The unit is approx. 3189 sq.ft.
- Large Warehouse with separate Reception
- Electric roller shutter door
- 3-phase is available
- 4 car parking spaces

EPC - Available on request

Location

The Vale Estate is centrally-located off Southern Road, which in turn is off the Bicester Road, leading to the major ring road of the town.

Description

A mid-terrace Industrial Unit of approx. 3189 sq.ft. being part of a small estate of similar properties. It is arranged as a large Warehouse area with a separate reception of approx. 163 sq.ft. to the front.

The construction is low-maintenance profile clad elevations under a lined and insulated roof. The Warehouse has the benefit of an electric roller shutter door access and 3-phase electrics.

There is also a separate personal door access to the front. The Toilet installation includes disabled.

There are 4 car parking spaces to the front of the unit.

Rates

The property lies within the rating area of Aylesbury vale, according to which the rateable value is as follows:

Rateable value - £17,750

Rates payable - £8,946 (2019-2020)

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

New lease is available.

RENTAL £28,701 per annum

There is a service charge of £2,303 p.a.

Viewing

Strictly by appointment with the agent.

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AYLESBURY

UNIT 24, 25 & 26

INDUSTRIAL / WAREHOUSE UNITS

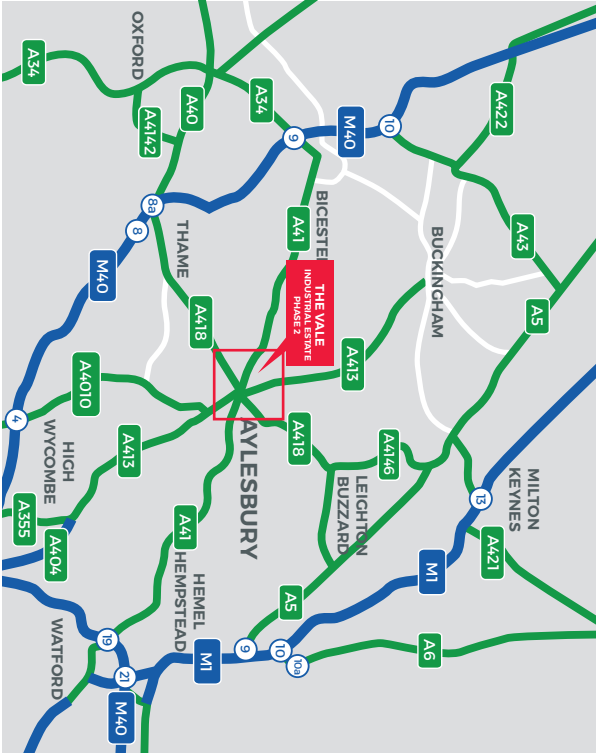
TO LET

3,160 to 9,538 ft²
(294 to 886 m²)

www.ipif.com/thevale



THE VALE INDUSTRIAL ESTATE - PHASE 2
SOUTHERN ROAD, AYLESBURY, HP19 9EW



LOCATION

Aylesbury, is located within the County Town of Buckinghamshire, and is located approximately 44 miles northwest 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

Each of the units features low maintenance profile clad elevations underlined and insulated roof. The accommodation is arranged as a large warehouse area with Reception/Office to the front. The front elevations have windows installed to allow a 1st floor extension to the offices. An electric roller shutter door provides access to the warehouse which is installed with 3 phase power.

SPECIFICATION

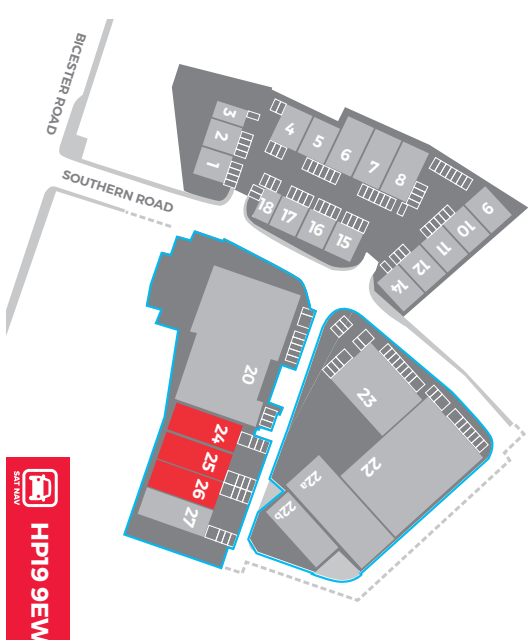
- Electric roller shutter
- 3 phase power
- Reception/office
- 5.8m eaves
- WC facilities

ACCOMMODATION

Available accommodation comprises the following gross internal areas:

UNIT 24	M ²	FT ²	EPC
Warehouse	296	3,189	C-68
UNIT 25	M ²	FT ²	EPC
Warehouse	294	3,160	D-97
UNIT 26	M ²	FT ²	EPC
Warehouse	296	3,189	D-96

*Units can be combined



LEASE TERMS

The units are available on a 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 estate. 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 CERTIFICATE

EPC's are available on request.

VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord

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