

# UNITS TO LET

8,172 - 16,409 FT<sup>2</sup>



24/7 SECURITY  
ON-SITE



AMPLE  
CAR PARKING



EASY ACCESS  
TO A41



[www.ipif.com/stocklakepark](http://www.ipif.com/stocklakepark)

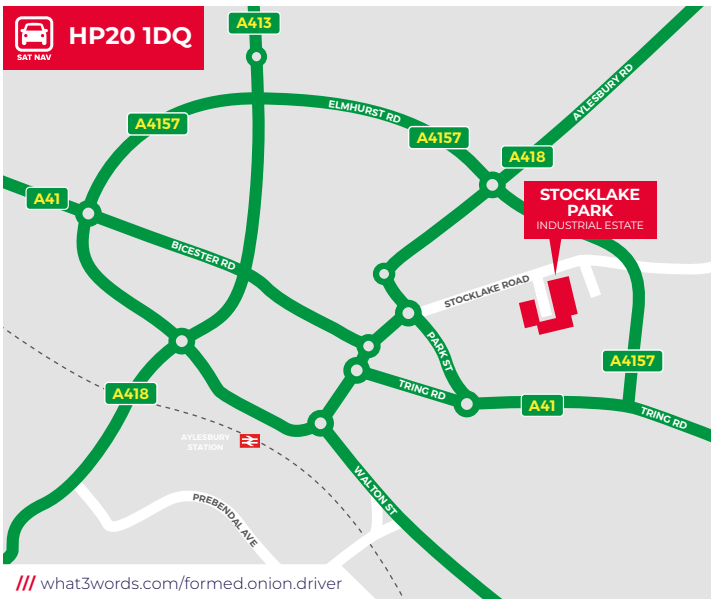
WAREHOUSE / INDUSTRIAL UNITS TO LET

**STOCKLAKE PARK** INDUSTRIAL ESTATE

FARBROUGH CLOSE, AYLESBURY, BUCKINGHAMSHIRE, HP20 1DQ

**IPIF**





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### 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 four terraces of modern steel portal frame industrial units with brick and metal clad elevations incorporating lined and insulated roofs. The units are mid and end terrace, benefiting from ground and first floor offices, covered loading bay and large yard.

Units 2 & 3 will be refurbished and offer warehouse accommodation with two storey offices to the front. Ample parking and yard area are available to the front of the buildings.

### SPECIFICATION

- On-site 24/7 security
- Large yard
- 5.3m - 6.3m eaves height
- Covered loading bays
- Ample parking
- Close to town centre
- Easy access to A41

### ACCOMMODATION

Available accommodation comprises the following gross internal areas. Unit 2 & 3 have the option to be combined:

UNITS	M <sup>2</sup>	FT <sup>2</sup>
Unit 2	8,172	759.20
Unit 3	8,237	765.24
<b>Total</b>	<b>16,409</b>	<b>1,524.44</b>

### LEASE TERMS

The units are available on new full repairing and insuring leases.

### RATEABLE VALUE

£90,000 (from 1st April 2023). The rateable value for the units will be split if let separately. For rates payable, please contact Buckinghamshire Council.

### 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

D (99)



On behalf of the Landlord



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