

# TO LET



**INDUSTRIAL/WAREHOUSING UNIT WITH SECURE YARD  
(COULD BE LET SEPARATELY)**



## **Unit 9 Hayloaders Works**

Wooton Road

Aylesbury

HP18 9UB

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**5,739 Sq Ft (533 Sq M)  
Industrial**

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- Up to 1 acre secure hardstanding available which could be let separately
- B1, B2 and B8 warehouse use
- 3 phase electrics
- Gated and secure site
- Min 5m eaves height
- Available on a new lease on terms to be agreed
- 4 roller shutter doors
- Canopy area of approx 1,380 sq ft



**Rent:**

On Application

**EPC**

C57

**Tenure**

Available on new leases on terms to be agreed.

**Legal Costs**

Each party to be responsible for their own legal costs involved in the transaction.

**Business Rates**

To be re-assessed

**Description**

Unit 9 provides a functional industrial/warehouse unit of 5,739 sq ft, together with up to 1 acre of secure hardstanding (which could be let separately). There are 4 loading doors, canopy area of approximately 1,380 sq ft, 3-phase electrics, high bay lighting with eaves height of approximately 5 metres.

Located within a 4.94 acre site, with good parking and 3 phase electric, Hayloaders Works provides economical accommodation. The whole site comprises 4 single storey industrial/storage buildings of steel frame construction & separate office building. Formerly used as a saw mill for 25 years & assumed has established/authorised use for B1, B2 & B8 under 1987 Use Classes Order.

Prospective tenants should verify with local planning authority whether their proposed use falls within established authorised uses.

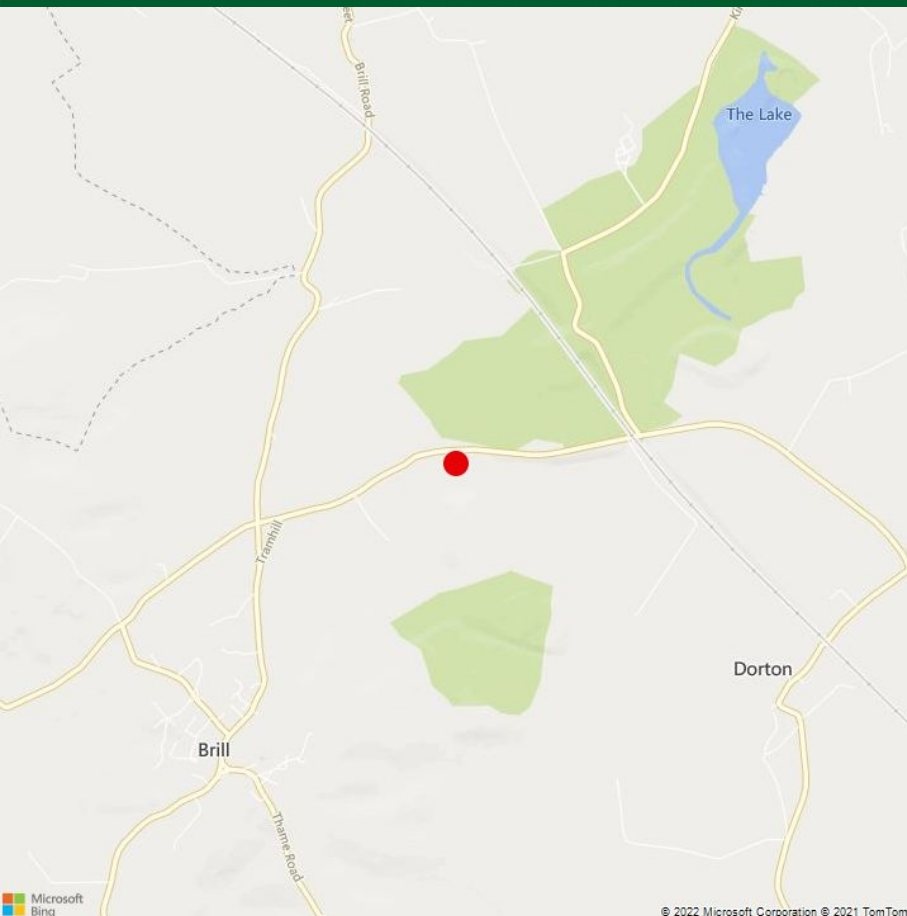
**Accommodation**

GIA	Sq Ft	Sq M
<b>Total</b>	<b>5,739</b>	<b>533</b>









### Location

Located just outside the village of Brill with easy access to Aylesbury (13 miles), Thame (8 miles) and Bicester (9 miles) and convenient for access to the M40 Motorway (junctions 7, 8 and 9). The A41 which links Aylesbury and Bicester/M40 is located 3.5 miles to the north, via Kingswood Lane.

The A418 which provides access to Aylesbury and Jct 8A of the M40/A40 Oxford is located 8 miles to the south via Long Crendon.

### Contact

Viewing strictly by prior appointment:



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