



AYLESBURY
ENTERPRISE PARK
STOCKLAKE // AYLESBURY // HP20 1DS

TO LET
10 NEW INDUSTRIAL /
TRADE COUNTER UNITS
2,373 SQ FT TO 11,081 SQ FT



ACCOMMODATION

	GROUND (SQ FT)	FIRST FLOOR OFFICE (SQ FT)	TOTAL (SQ FT)	TOTAL (SQ M)	CLEAR HEIGHT (M)
Unit 1 & 2 UNDER OFFER	2,860	-	2,860	266	6.2
Unit 3	2,856	-	2,856	265	6.2
Unit 4	11,081	1,423*	12,504	1,162	6.1
Unit 5	6,278	1,116*	7,394	687	6.3
Unit 6	6,129	1,098**	7,227	671	6.3
Unit 7	6,163	1,098*	7,261	675	6.3
Unit 8	6,121	-	6,121	569	6.2
Unit 9	5,357	-	5,357	498	6.3
Unit 10	2,373	-	2,373	220	6.4
Unit 11 UNDER OFFER	2,422	-	2,422	225	6.3

All floor areas are approximate gross external areas.

*First floor fitted offices if required. **First floor offices provided to Unit 6.

SPECIFICATION



New Trade
Counter / Warehouse
development



Quality
brand new
specification



Potential for
first floor
offices / storage



PV's,
EV Charging
& Cycle Storage



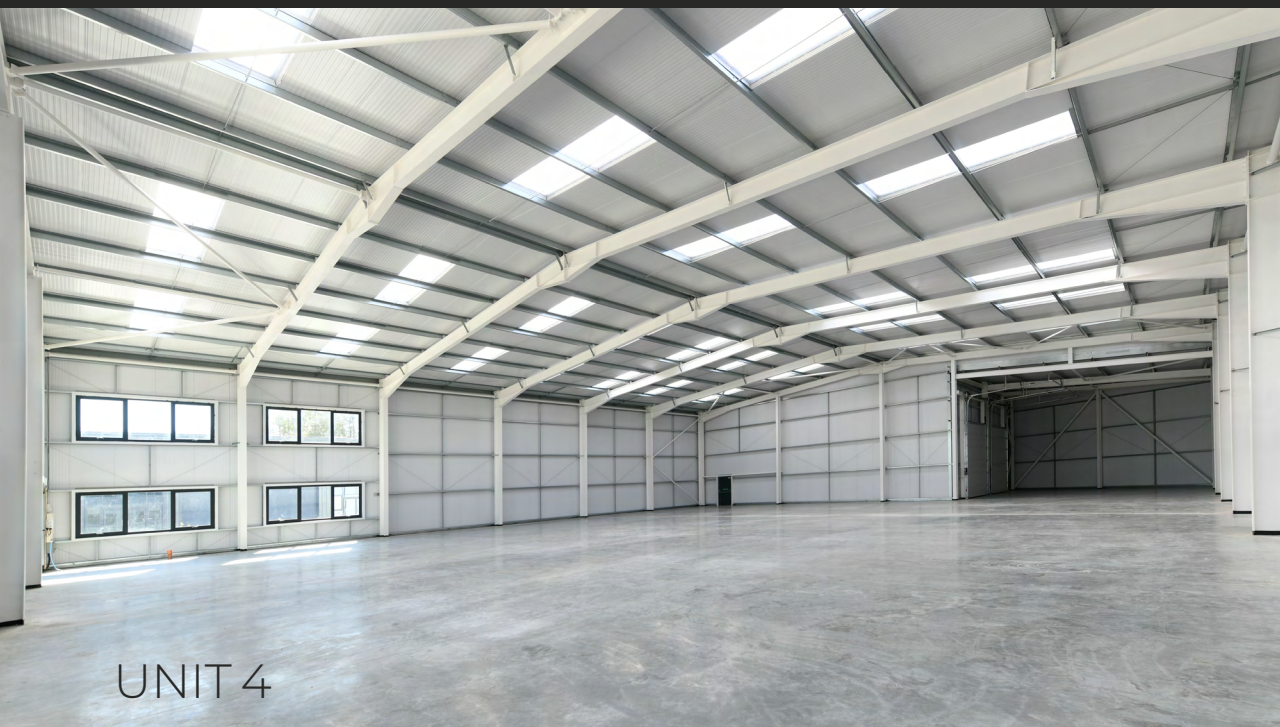
Fenced
and gated
estate



Unit 4 benefits
from a large
fenced yard



Clear height
from 6.13m





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). Aylesbury Enterprise 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.

The development is highly visible onto both Stocklake Road and Oakfield Road (A4157) and is located next to Lidl Supermarket and a McDonald's Drive Thru.





TERMS

The units are available to let on a new lease on terms to be agreed.

EPC

Grade A.

CONTACTS

For further information please contact the agents



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