

# MID-TERRACED INDUSTRIAL/OFFICE UNIT



**TO  
LET**

**3 Griffin Industrial Mall, Griffin Lane,  
Aylesbury, Bucks, HP19 8BP**

1,260 Sq Ft (117.05 Sq M)

Industrial Offices

- Attractive office with LED lighting and central heating
- Ground floor industrial/storage
- Solid concrete floor. 3 phase electric
- WC, kitchen & breakout area
- Complete re-wiring in 2015
- Security shutters
- Concertina loading door
- 2/3 car spaces
- Additional storage above the office area



COMMERCIAL PROPERTY SPECIALISTS

# Location

The property is located in a prominent situation just off Griffin Lane, Aylesbury on the Griffin Industrial Estate. Aylesbury is the county town of Buckinghamshire and is well located, lying approximately 44 miles northwest of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications being positioned between the M1 and the M40 and some 20 miles north of the M25 Motorway.

# Description:

The property comprises a mid-terraced industrial/business unit, constructed of steel portal frame located in a prominent situation just off Griffin Lane, Aylesbury. The unit benefits from a very attractive office with kitchen and breakout area, ground floor industrial/storage space, with additional storage above the office area, Solid concrete floor, 3 phase electric, WC, Security shutters, Concertina loading door, full gas fired central heating & 2/3 car spaces. The unit was also completely re-wired in 2015.

# Accommodation:

Description	Floor area
Industrial / Business Unit	582 Sq Ft (54.07 Sq M)
Workshop area	608 Sq Ft (56.48 Sq M)
Total	1,260 Sq Ft

## Rent:

£16,000 Per Annum

## Business Rates:

Rateable Value

## EPC:

D88

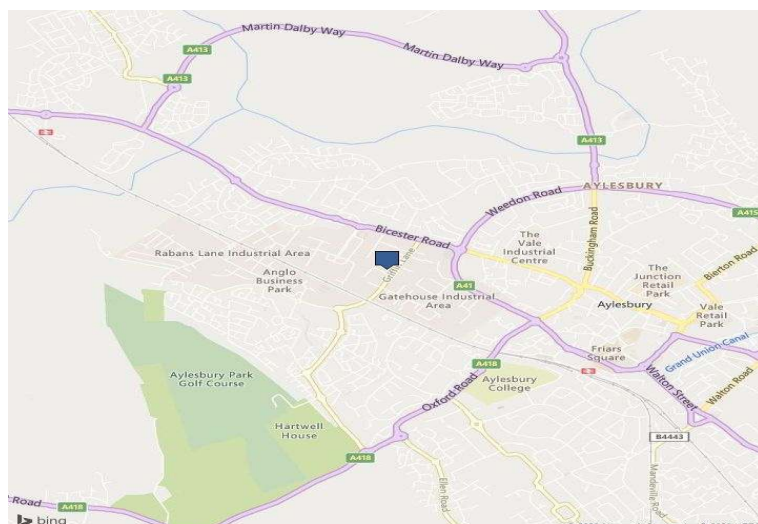
## Tenure:

Leasehold

## Legal Costs:

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

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## Contact

For further information or to book a viewing please contact



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