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FOR SALE
Freehold

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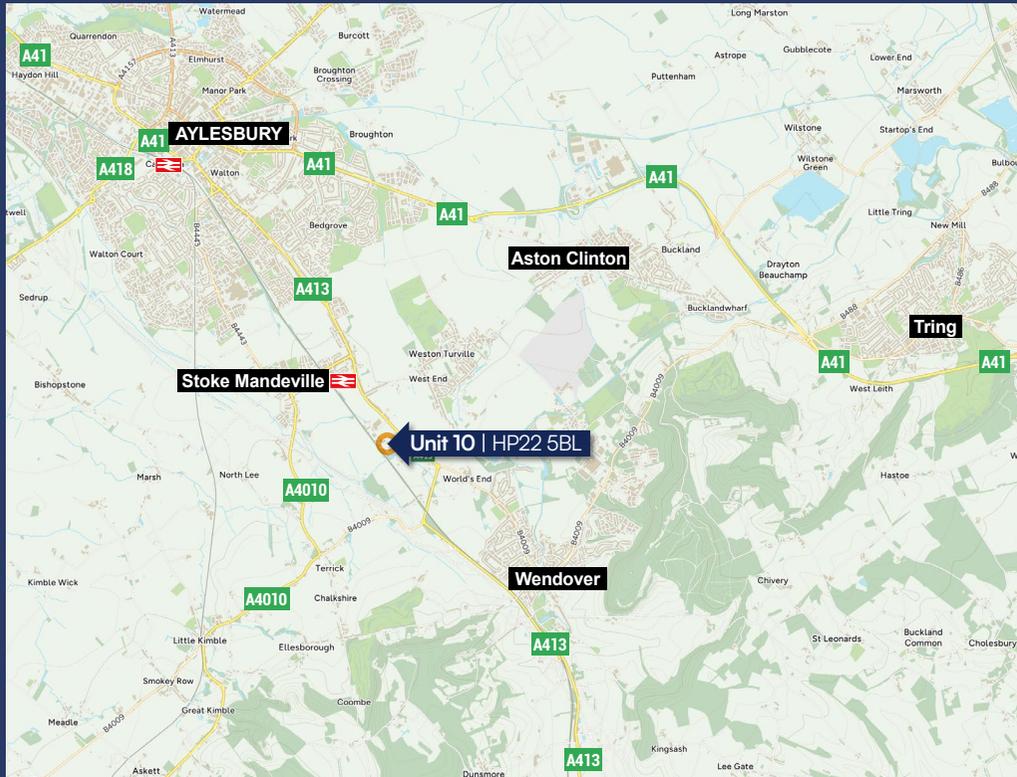
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Unit 10 Triangle Business Park | Quilters Way | Stoke Mandeville | Aylesbury | HP22 5BL |

Location



Unit 10, Triangle Business Park, Quilters Way, Stoke Mandeville is approximately 3 miles southeast of Aylesbury town centre, located on a well-established business park. Local occupiers include Royal Mail, Gibbs Gears Precision Engineers and Entertec Limited.

Aylesbury town centre is easily accessible by road, with the A413 and A418 providing direct routes to surrounding towns and the wider Buckinghamshire area. The M40 and M1 motorway are also both within reach, providing access to Oxford, Birmingham and London.

Aylesbury (3.2 miles) and Stoke Mandeville (1.2 miles) train stations offer regular services to London Marylebone in under an hour.

Local bus routes further connect the business park to Aylesbury and surrounding villages.

Description



Unit 10 is a modern, two storey, steel frame office and laboratory building set within landscaped grounds on a site extending to approximately 1.5 acres, with on-site parking for around 75 vehicles, providing a car parking ratio of 1:178 sq ft.

The ground floor includes laboratory space containing numerous sterile rooms and a plant room housing water filtration/purification M&E with further specialist fit-out potential, while the first floor provides a mix of open-plan and private offices.

The property offers flexible accommodation suitable for a range of occupiers, including office users, research and development, or specialist laboratory operators.





Contacts

Please contact either of the following to arrange a viewing or to request further information:



Sanderson Weatherall

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Accommodation

Area	Gross Internal Area [GIA] sq. m.	GIA sq. ft.
Ground Floor	672.17	7,235
First Floor	566.44	6,097
TOTAL	1,238.61	13,332

Tenancy Details & Tenure

The property is held **Freehold** Title no. **BM147109**.

EPC

C Rating (58) – Expiring 2 December 2030.



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Planning

Class E (Commercial, Business & Service) use.
The site may be suitable for alternative uses, subject to obtaining the necessary planning consent.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy.

Proposal

Offers are being sought in excess of **£2,000,000 [Two Million Pounds]**.



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