

MODERN TERRACED INDUSTRIAL UNIT



**TO
LET**

Unit 5 Vale Industrial Estate, Southern Road, Aylesbury, Bucks, HP19 9EW

2,410 Sq Ft (224 Sq M)

Industrial

- Roller Shutter Door
- 4.2 minimum eaves height
- 3 Phase Electricity
- WC's and Kitchenette/Tea Point in Main Area
- Allocated parking
- First floor offices of 600 sq ft
- Main warehouse/workshop/storage 1,810 sq ft



COMMERCIAL PROPERTY SPECIALISTS

Location

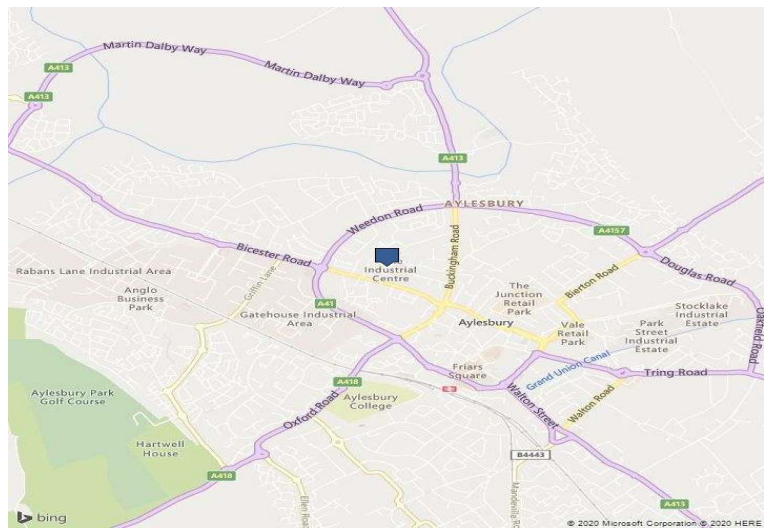
Aylesbury, is located within the County Town of Buckinghamshire, and is located approximately 44 miles northwest of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. There is good access to the M1, M40 and M25 motorways, via the A41 and A418. The town centre, bus station and mainline railway station (service to London Marylebone) are within a few minutes drive of the properties.

Description:

Unit 5 Vale Industrial Estate. The property comprises a modern single storey terraced buildings of steel frame construction under a pitched roof. They offer ground floor storage/production/distribution space, accompanied by male and female toilets and parking. Total 2,410 sq ft. Warehouse 1,810 sq ft. First floor offices of 600 sq ft.

Accommodation:

2,410 Sq Ft (224 Sq M)



Rent:

£23,000 Per Annum

Business Rates:

Rateable Value £12,500

EPC:

D94

Tenure:

Available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs:

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

Contact

For further information or to book a viewing please contact



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