

# Unit4B Marsh Hill Farm

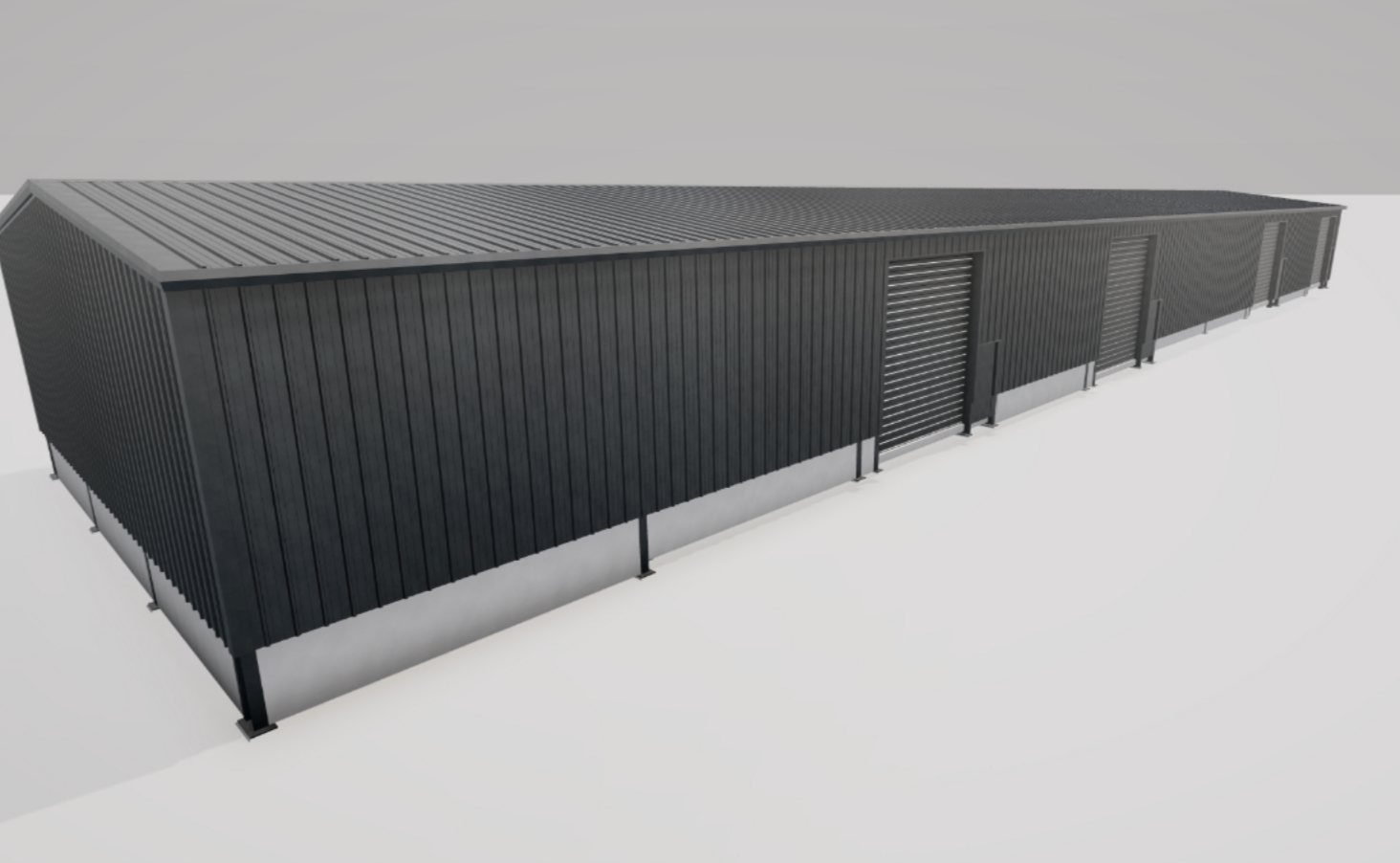
Leasehold  
Industrial Unit

Marsh, Aylesbury, HP17 8ST

2,700 Sq Ft (250.8 Sq M)



**To Let** | £9 per sq ft



## Amenities



Rural  
Location



Electric Roller  
Shutter Doors



CCTV



Minimum Eaves  
Height - 4.5 m



Industrial



Transport  
Links

## Unit 4B Marsh Hill Farm

2,700 Sq Ft (250.8 Sq M)

### Description

This is a fantastic opportunity to take occupation of a brand-new industrial unit in an established multi let commercial site.

- Minimum eaves 4.5m - 5m.
- Maximum eaves 5.5m - 6m.
- Unit will be insulated.
- CCTV
- Insulated electric roller shutter doors.
- Personnel doors.
- Rear fire escape exit.
- WCs installed.
- Three phase electric is available

Location

Marsh Hill Farm is located in Marsh, a small hamlet featuring outstanding beauty, surrounded in wildlife and farms and situated just over six miles to Aylesbury station with regular train services into London Marylebone in under an hour.

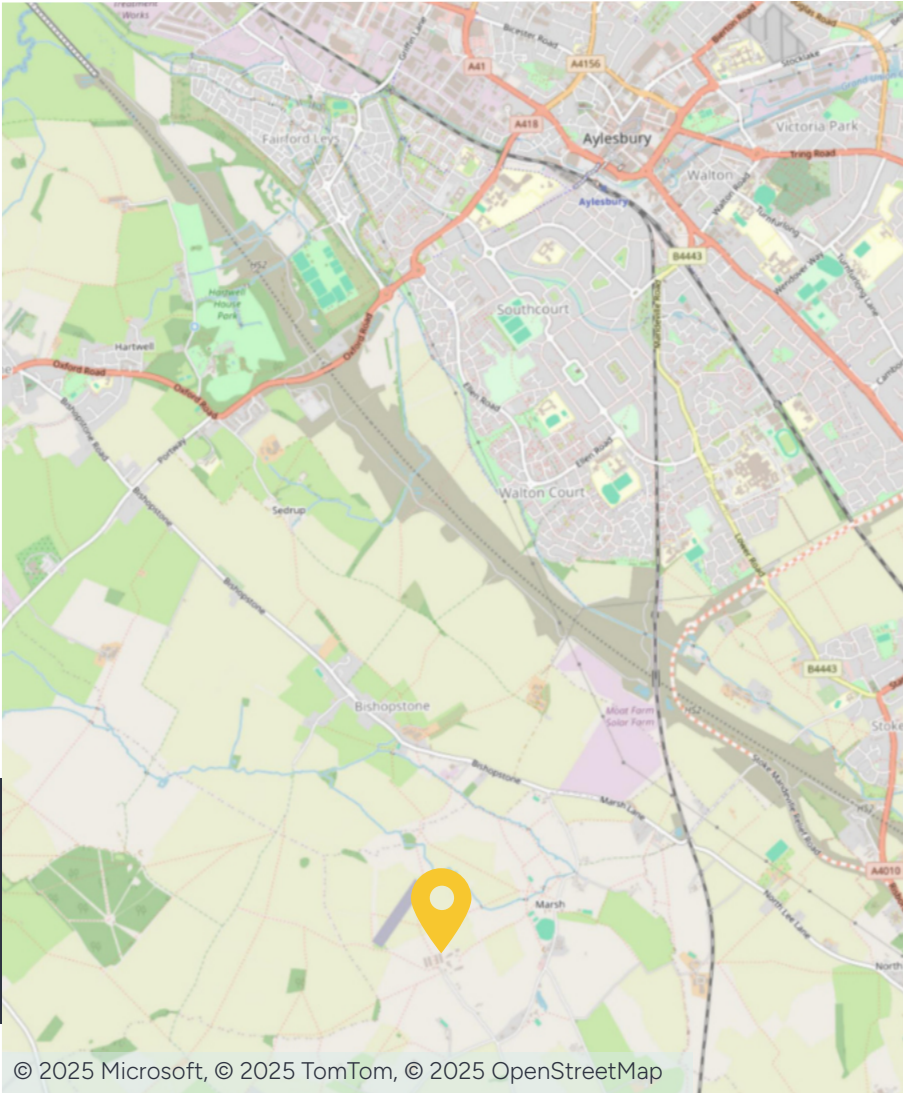
The premises are situated in a rural location, approximately 1 mile from the B4009, Lower Icknield Road and approximately 3-4 miles south of Aylesbury town centre. Junction 6 of the M40 is within a 20-minute drive.

Accommodation

Description	Sq Ft	Sq M
Unit 4B	2,700	250.8

Locations  
M40: 16 miles  
Oxford: 27 miles  
Aylesbury: 5 miles

Nearest station  
Aylesbury: 6 miles  
  
Nearest airport  
London Luton: 29 miles





## Further information

### Tenure

Leasehold.

### Asking Rent

The units are available to lease at an asking rent of £9 per sq. ft exclusive of VAT.

### Business Rates

Tenants are responsible for paying business rates directly to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Planning

The current permitted uses of the site fall within use class B8 of the Town and County planning order updated from the 1st September 2020.

### Service Charge

The Landlord has the right to impose a service charge in respect of the upkeep of the common parts.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### EPC

The EPC rating is TBC.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

Address: Unit 4B Marsh Hill Farm, Marsh, Aylesbury, HP17 8ST  
What3words: ///cutback.opens.wager

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Mathew Brandon**

01234 639 442

[mathew.brandon@fishergerman.co.uk](mailto:mathew.brandon@fishergerman.co.uk)



**Kerry Ward**

01234 827 114

[kerry.ward@fishergerman.co.uk](mailto:kerry.ward@fishergerman.co.uk)

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Particulars dated August 2025. Photographs dated August 2025.



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