

Units 6, 7, 9 & 15, Clearfields Farm

Leasehold
Warehouse/Industrial Units

Wotton Underwood, Aylesbury, HP18 0RS

1,800 - 3,200 Sq Ft (167.22 - 297.28 Sq M)





Amenities



Business Rates



LED Lighting



Service Charge



Three Phase Electricity



Roller Shutter Doors



Car Parking

Units 6, 7, 9 & 15, Clearfields Farm

1,800 - 3,200 Sq Ft (167.22 - 297.28 Sq M)

Location

Set in the heart of the Buckinghamshire countryside, Clearfields Farm enjoys a beautifully secluded rural setting while remaining exceptionally well connected. Located just outside the historic village of Wotton Underwood, the farm is surrounded by open fields and gently rolling farmland, offering far-reaching views and privacy.

Despite its tranquil surroundings, Clearfields Farm benefits from excellent accessibility. The nearby town of Aylesbury provides a comprehensive range of shops, services, and amenities, while fast road connections place Oxford, Milton Keynes, and London within easy reach. The area is well served by rail stations at Aylesbury and Haddenham & Thame Parkway, making the location ideal for both rural living and business use.

Description

Unit 6

- The building is of steel construction with block walls and steel cladding.
- 100mm of insulation and new liner panel has been recently added to the interior walls.
- 8 high bay LED lights.
- Roller shutter door & personnel door at each end of the building.
- Three phase electricity (up to 30 amp per phase).
- Kitchenette area.



Unit 7

- Comprising 1,800 sq ft of warehouse use and 736 sq ft of office space.
- High bay LED lights are in the warehouse and LED strip lights in the office.
- Three phase electricity (up to 30 amp per phase).
- Roller shutter door & a single personnel door.
- To the right hand side of the unit there is a two storey office along with WC & kitchenette on the ground floor and an open plan office with a smaller office on the first floor.



Description

Unit 9

- The ground floor is 1,140 sq ft with a separate kitchen & WC.
- A galvanised staircase leads to the first floor, which is 967 sq ft and divided into 2 areas.
- The unit is accessed via a roller shutter door and a steel personnel door with 2 further fire escapes on the ground floor.
- Three phase electricity (up to 30 amp per phase) & LED Lighting.



Unit 15

- 1000 sq ft of office space split into 4 rooms
- A further 1,000 sq ft of storage space located above the offices on a mezzanine at a restricted height.
- There is also a secure storage room located behind the offices which is 688 sq ft.
- Three phase electricity (up to 30 amp per phase) & LED strip lighting.
- The unit has a personnel door at the front accessing the offices which also has a kitchenette and WC.



Accommodation

Description	Sq Ft	Sq M	Rent (pa)	Rateable Value	Rates Payable	EPC
Unit 6	3,200	297.28	£28,800	£22,500	£11,227	B - 41
Unit 7	2,536	235.60	£25,200	£21,000	£10,479	D - 90
Unit 9	2,107	195.74	£16,800	£7,900	£3,942	D - 81
Unit 15	2,688	249.72	£18,000	£16,000	£7,984	D - 82



Unit 6



Unit 7

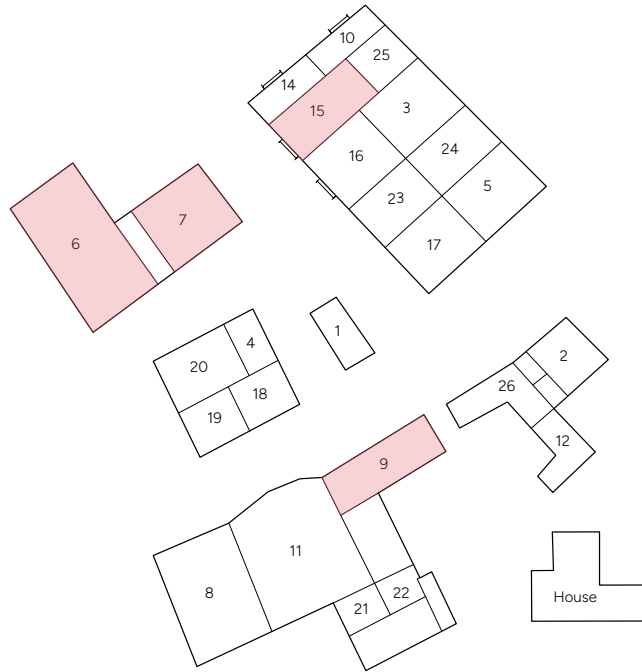


Unit 9



Unit 15

Estate Plan



Locations

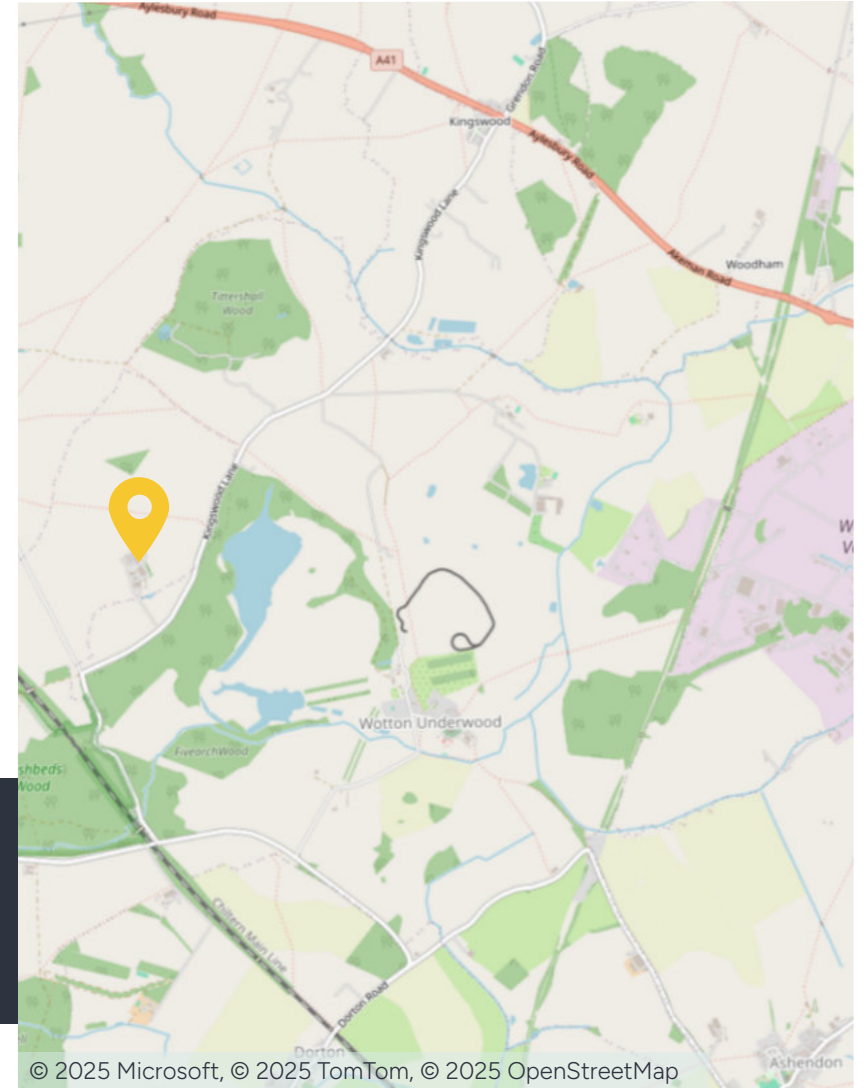
A41: 2 miles
M40: 12.5 miles
Bicester: 9 miles

Nearest station

Bicester Village: 9.2 miles

Nearest airport

London Luton: 36.3 miles



Further information

Asking Rent

These units are available to let by way of a new lease on terms to be agreed at rents starting from £16,800 per annum. A full table of rents are available on page 5.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

A full table of the rateable value is available on page 5.

2026/2027 Rates Payable 0.499p in the £.

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 units fall within use class's B1 & B8 of the Town and County planning order updated from the 1st September 2020.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

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

Legal Costs

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

Anti Money Laundering

The successful tenants 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 tenants should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: Units 6, 7, 9 & 15, Clearfields Farm,
Wotton Underwood, Aylesbury, Buckinghamshire,
HP18 0RS

What3words: ///laminated.does.roses

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2026. Photographs dated May 2026.



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