

Unit 2A Marsh Hill Farm

Leasehold
Industrial Unit

Marsh, Aylesbury, HP17 8ST

3,220 Sq Ft (299 Sq M)



To Let | £17,710 per annum



Amenities



Rural
Location



Electric Roller
Shutter Doors



CCTV



WC's Onsite



Industrial



Transport
Links

Unit 2A Marsh Hill Farm

3,220 Sq Ft (299 Sq M)

Description

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

- Unit will be available from 1st June 2026.
- CCTV
- Insulated electric roller shutter doors.
- Personnel door.
- Internal office
- WC's available onsite
- 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 2A	3,220	299

Locations

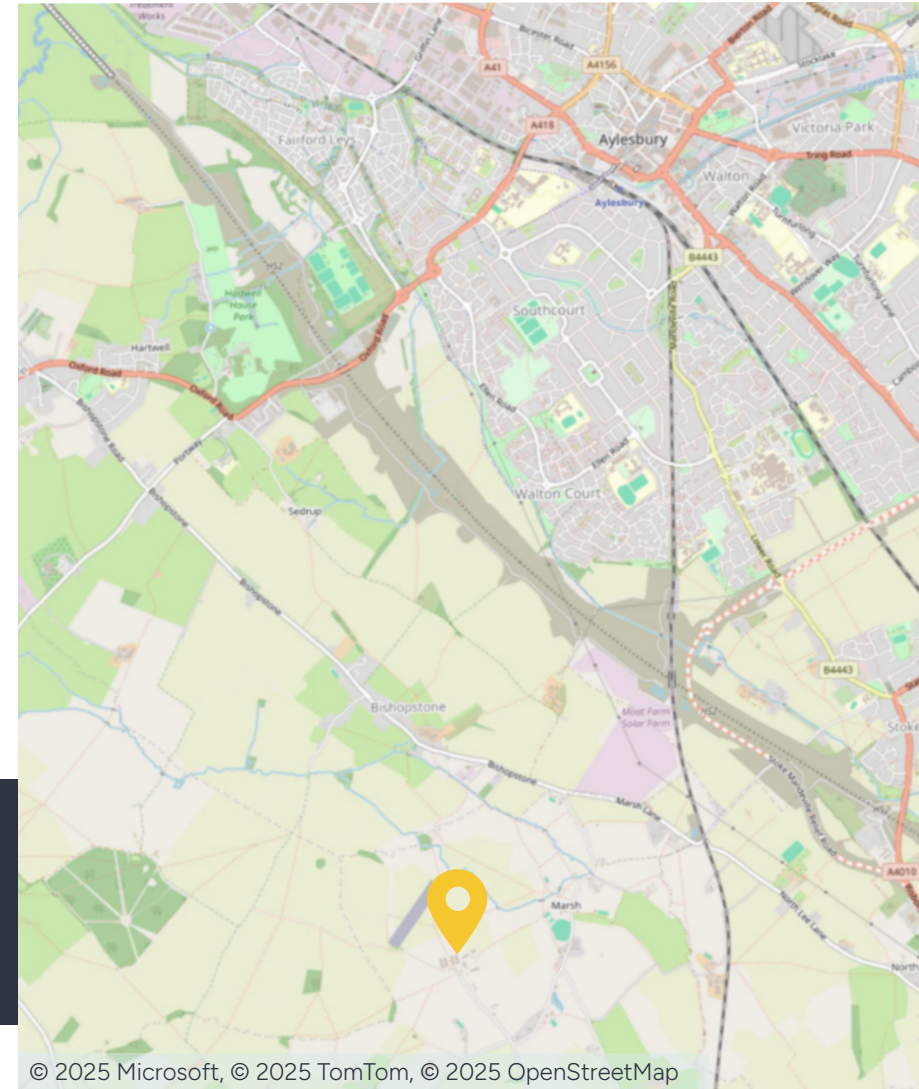
M40: 16 miles
Oxford: 27 miles
Aylesbury: 5 miles

Nearest station

Aylesbury: 6 miles

Nearest airport

London Luton: 29 miles



Further information

Tenure

Leasehold.

Asking Rent

The unit is available to lease at an asking rent of £17,710 per annum 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 C-59.

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 2A 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



Kerry Ward

01234 827 114

kerry.ward@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2025. Photographs dated August 2025.



This brochure is fully recyclable