

# 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 1<sup>st</sup> 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

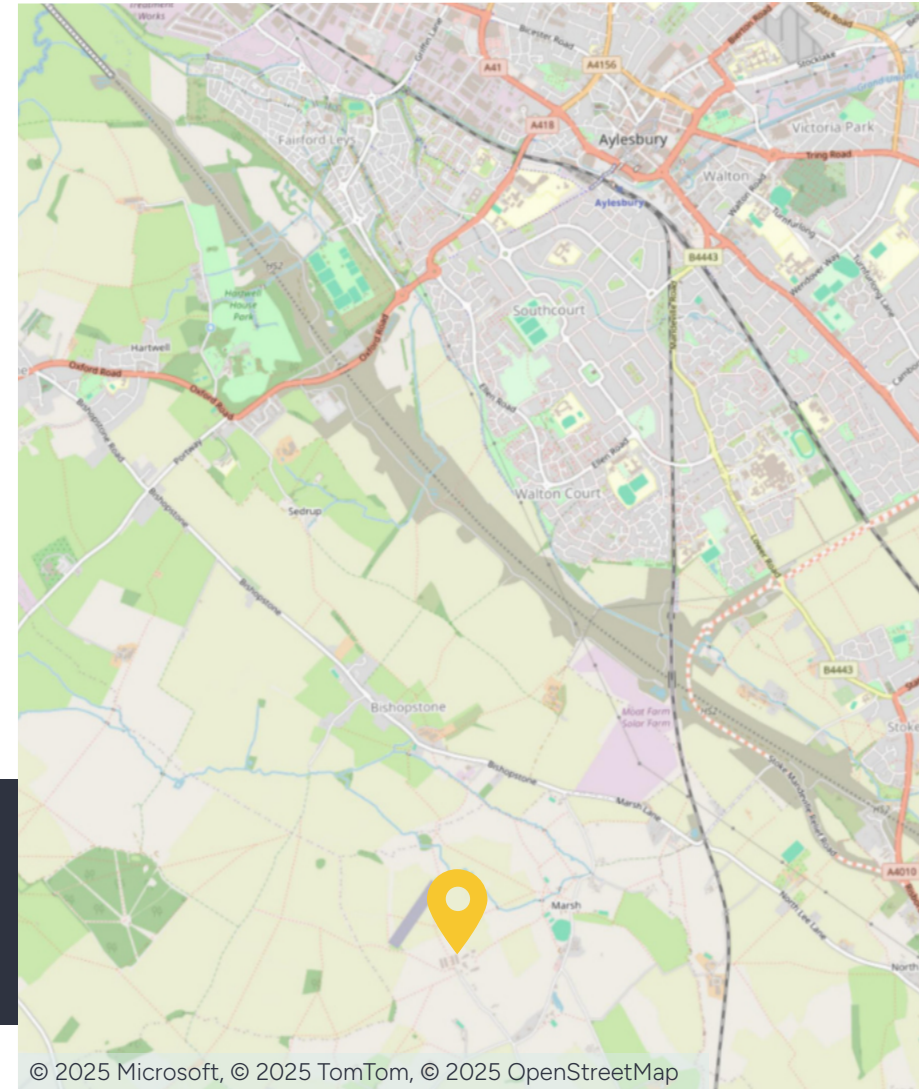
Aylesbury: 6 miles

### Nearest airport

London Luton: 29 miles

### What3words:

///Cutback.opens.wager



## 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.



## Further information

### Legal Costs

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

### EPC

The EPC rating is C-59.

### Fixtures & Fittings

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

### 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.



## 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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