

**fisher
german**

Units 4A, 4B, 4C & 4D Marsh Hill Farm

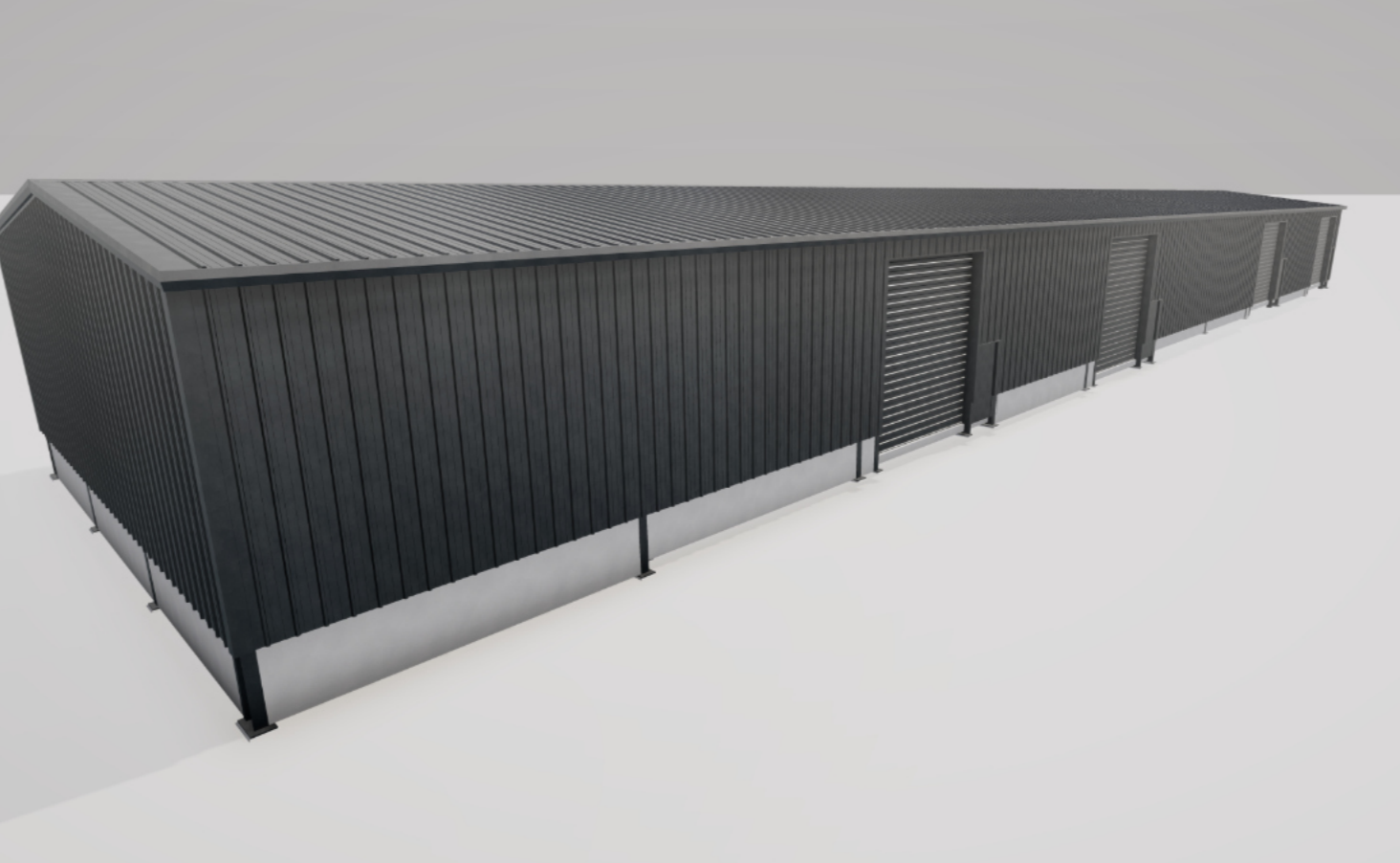
Leasehold
Industrial Units

Marsh, Aylesbury, HP17 8ST

From 1,800 Sq Ft (167.2 Sq M)



To Let | £8.50 per sq ft



Amenities



Rural
Location



Electric Roller
Shutter Doors



CCTV



Minimum Eaves
Height - 4.5 m



Industrial



Transport
Links

Units 4A, 4B, 4C & 4D Marsh Hill Farm

From 1,800 Sq Ft to 9,000 Sq Ft (167.2 Sq M to 836.1 Sq M)

Description

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

****Estimated availability for occupation is 1st January 2026****

- Minimum eaves 4.5m - 5m (subject to unit taken).
- Maximum eaves 5.5m - 6m (subject to unit taken).
- All units 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 4A	1,800	167.2
Unit 4B	2,700	250.8
Unit 4C	1,800	167.2
Unit 4D	2,700	250.8
Total	9,000	836.1

Locations

M40: 16 miles

Oxford: 27 miles

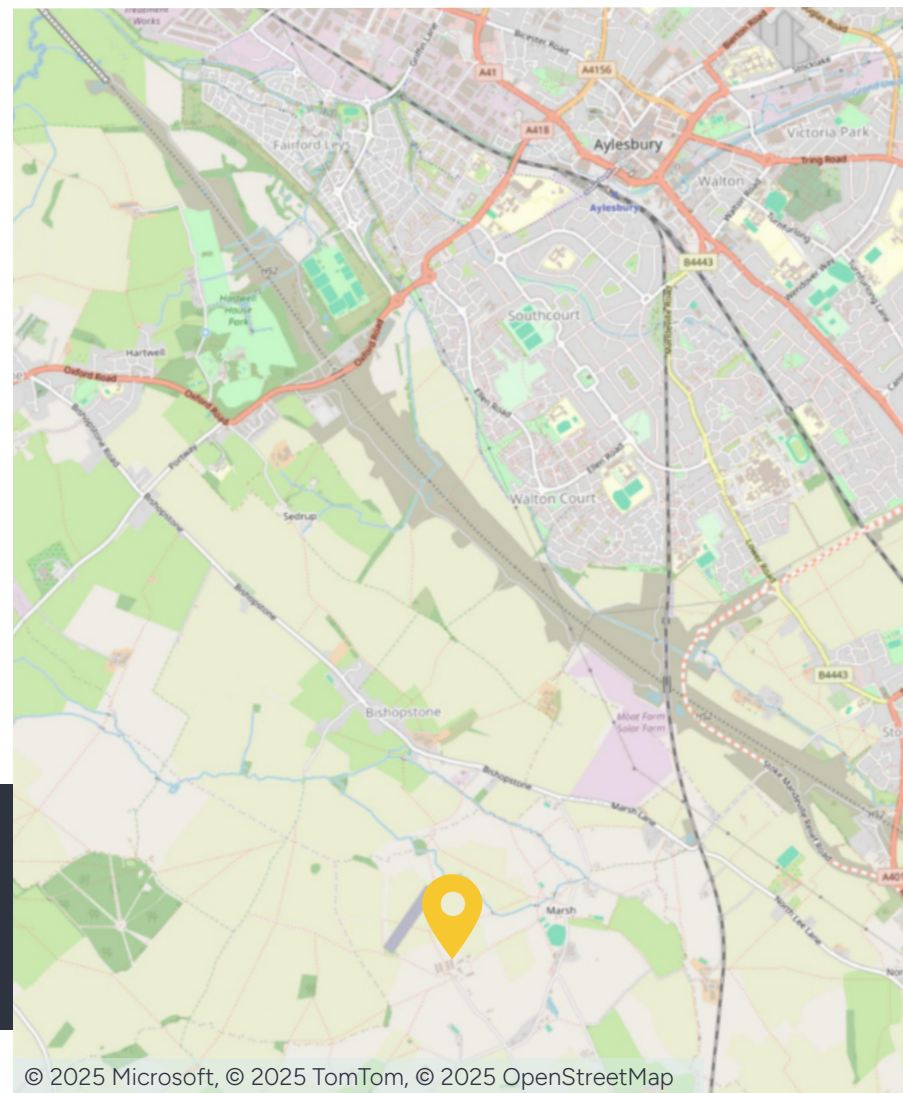
Aylesbury: 5 miles

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 £8.50 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: Units 4A, 4B, 4C & 4D Marsh Hill Farm, Marsh, Aylesbury, HP17 8ST
What3words: ///cutback.opens.wager

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated August 2025. Photographs dated August 2025.



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