



# INDURENT

## VANTAGE 41

TIMBER YARD CLOSE, ASTON CLINTON,  
BUCKINGHAMSHIRE HP22 0AY  
///BULK.DRIVES.TASKBAR

Prime, newly developed, South-East multi-let estate

INDUSTRIAL UNITS TO LET  
4,775 SQ FT (443 SQ M) TO  
44,775 SQ FT (4,091 SQ M)

Available now



Located on A41 with rapid  
access to M40, M25 and  
M1 motorways.



BREEAM Very Good.  
Top 50% of UK warehouses  
for sustainability.



Warehousing that Works.



# High performance space for your business.

A brand new prime multi-let industrial estate, in a gateway location into Aylesbury. The estate benefits from rapid access to London and the wider South-East alongside the M40, M25 and M1 motorways.

## An ideal location for the South East.

Situated directly off the A41 dual carriageway, Vantage 41 has excellent road connectivity to Junction 20 of the M25 and Aylesbury. The site is in an established industrial location that has seen significant inward investment in recent years.

4 miles east of Aylesbury town centre, it also lies between the market towns of Tring and Wendover.

Vantage 41 can be accessed off College Road North, which provides direct access onto the A41, which connects to London and the M25 to the east and Bicester and the M40 to the west through Aylesbury.



Warehousing that Works.





HEMEL HEMPSTEAD & M25

LAND ROVER

MERCEDES

A41

DECCO

JW CREATIVE

AYLESBURY

KOREA FOODS

COLLEGE ROAD NORTH

PYLON ONE

4

5

6

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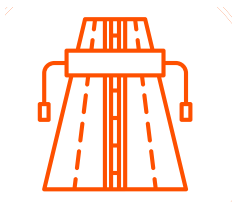
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# Aerial Plan



Warehousing that Works.

# You're well-connected.



## MAJOR ROADS

M25 J20 17 miles



## CITIES/MAJOR TOWNS

- Central London 42 miles
- Birmingham 89 miles
- Southampton 96 miles
- Bristol 112 miles
- Felixstowe 116 miles
- Dover 122 miles
- Cardiff 145 miles
- Leeds 169 miles
- Manchester 172 miles

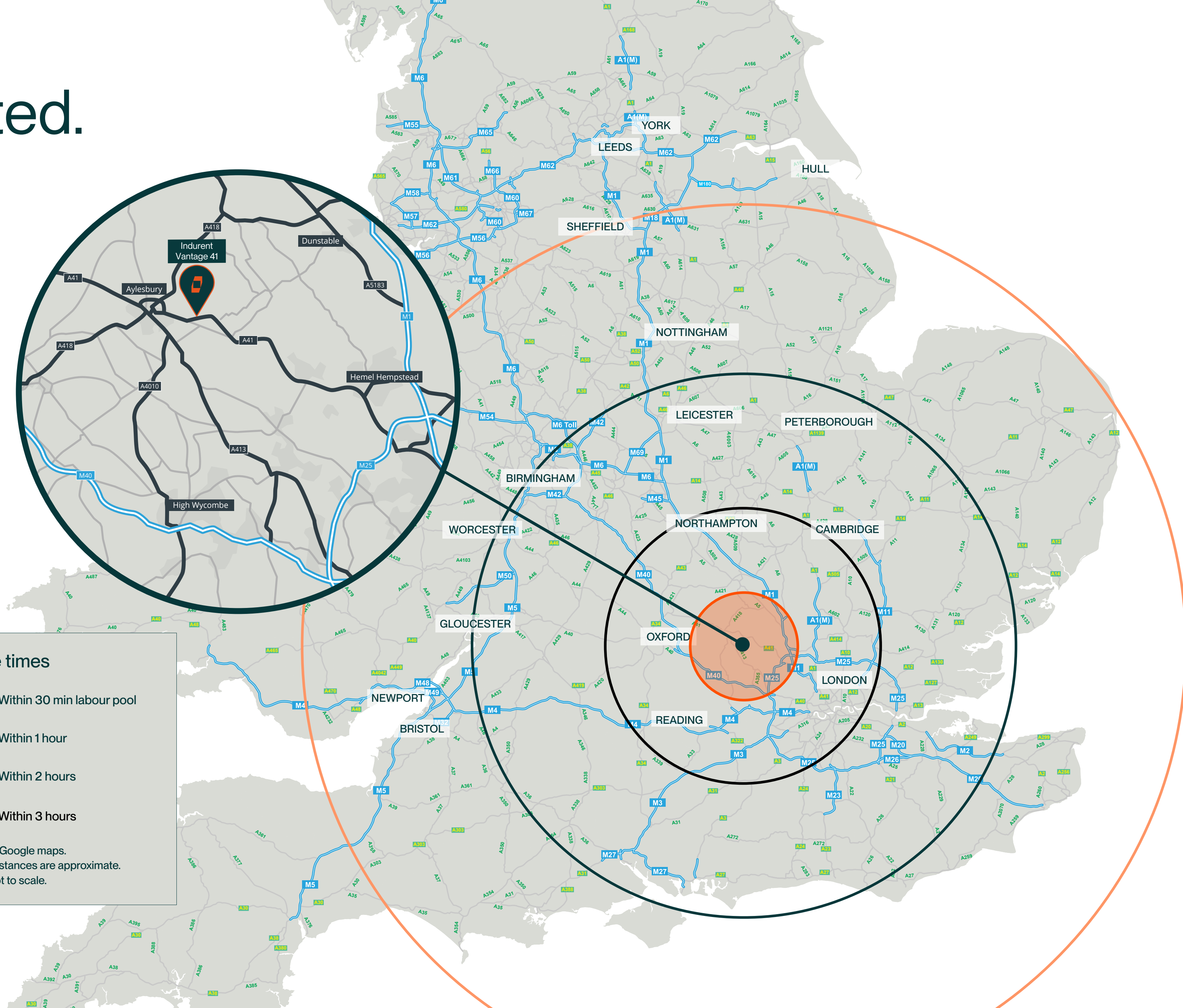
### Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



Warehousing that Works.





# Schedule of accommodation.

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL
1	38,488	5,549	44,037
2	30,331	5,622	35,953
3			
4	4,604	1,587	6,191
5	4,269	1,476	5,745
6	4,275	1,480	5,755
7	4,880	1,482	6,362
8	4,605	1,400	6,005
9	4,074	1,240	5,314
10	3,532	1,243	4,775
11	3,550	1,237	4,787
12	4,604	1,588	6,192
13	8,017	1,795	9,812
14	8,051	1,962	10,013
15	5,035	1,470	6,505
16	6,674	1,942	8,616
TOTAL	131,412	31,073	166,062

All areas are on a GEA (Gross External Area) sq ft basis.



Available

Let



# Why choose Vantage 41?



Planning granted for E(g) (iii) (formerly B1c), B2 and B8 (industrial and warehouse) uses.



Situated off the A41 dual carriageway providing fast access to the M25, London, South East, M40 and the Midlands.



Growing town, large labour force available locally.



Fully serviced site with access, power and utilities in place.



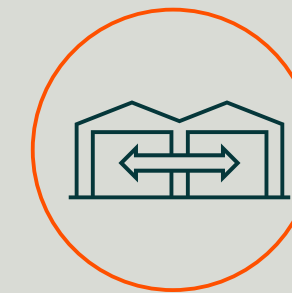
37.5kN sq m floor loading.



Electric loading doors.



First floor for storage or fitting out as office space.



Ability to combine units.



18m yard depth [units 4-12]  
24.5m yard depth [units 13-16].



8.5m clear internal height.



Landscaped environment.



Generous parking facilities.



Secure industrial park.



Lift to Units 14 & 16.



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# Vantage 41 master plan.



Dedicated lorry parking to each unit



Dedicated car parking to each unit



Warehousing that Works.





Warehousing that Works.





# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



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# Green credentials.



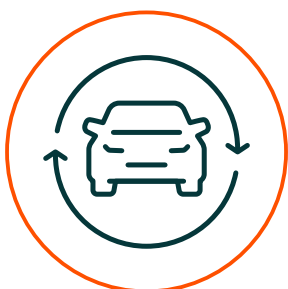
BREEAM 'Very Good'



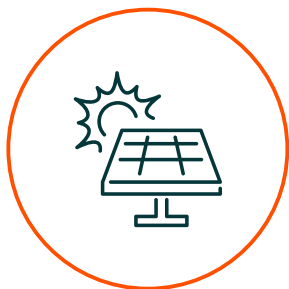
EPC A  
(Units 1-3)  
EPC B  
(Units 4-16)



High performance  
insulated cladding  
and roof materials



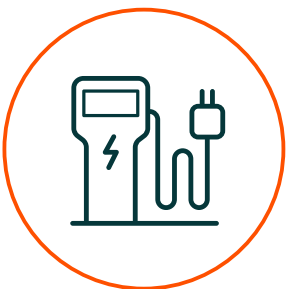
Car sharing bays  
on all units



Photovoltaic panels  
across the estate



Landscaping  
including native  
and non-native  
species



Smart electric  
vehicle charging  
points to all units



15% warehouse  
roof lights  
increasing natural  
daylight



Low air  
permeability design



Secure interior  
cycle storage to  
encourage cycling  
to work



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending purchaser should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. June 2025. TBDW 05862-01.



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