

GOODCHILD PARKWAY

AYLESBURY, BUCKINGHAMSHIRE, HP18 0PE

FOR SALE — FREEHOLD MULTI-LET INDUSTRIAL INVESTMENT

**FIELDS
COMMERCIAL**

CHARTERED SURVEYORS

INVESTMENT SUMMARY

- **Rare opportunity to acquire** a recently constructed, **multi-let industrial estate** at Goodchild Parkway.
- **Diversified occupational income** with **8 tenants**, **strong underlying occupier demand** and **potential for future rental growth** and active asset management.
- **Total accommodation** of approximately **11,110 Sq ft GIA**.
- **Fully let** with a total **rent of £182,400 per annum**.
- **Constructed in 2022** with a **10 year build warranty**.
- **Directly opposite Aylesbury Parkway train station** (Chiltern Railways / Metropolitan Line) and immediately off the A41, within **approximately 30 minutes of both the M1 and M40**.
- Aylesbury is an **established industrial and logistics location** between the M40, M1 and M25 corridors, with excellent access to London, Oxford, Milton Keynes and the Midlands.
- **Freehold**.

PROPOSAL

OFFERS ARE INVITED IN THE REGION OF £2,700,000 (TWO MILLION, SEVEN HUNDRED THOUSAND POUNDS), SUBJECT TO CONTRACT, FOR THE FREEHOLD INTEREST IN GOODCHILD PARKWAY, SUBJECT TO CONTRACT AND THE EXISTING OCCUPATIONAL LEASES.

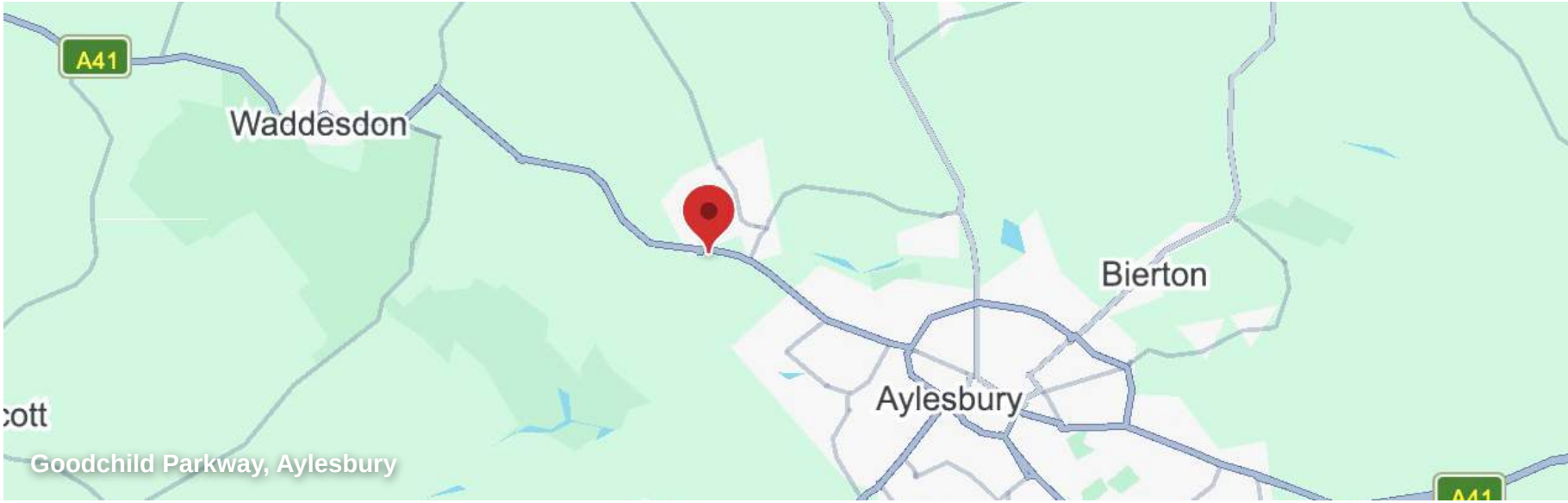


LOCATION

Aylesbury is an established industrial and logistics location serving Buckinghamshire and the wider South East region. Its strategic position between the M40, M1 and M25 corridors gives occupiers excellent access to London, Oxford, Milton Keynes, the Midlands and the wider national motorway network. Goodchild Parkway lies on Sir Henry Lee Crescent, within an established, purpose-built commercial area on the edge of the town, directly opposite Aylesbury Parkway train station (Chiltern Railways / Metropolitan Line).

CONNECTIVITY

DESTINATION	APPROX. DISTANCE	APPROX. TIME
A41	Adjoining	—
M40	—	Approx. 30 mins drive
M1	—	Approx. 30 mins drive
Aylesbury Parkway Station	Opposite	—
London Marylebone (rail)	—	Direct service





SITUATION

The Property comprises nine units within an enclosed, purpose-built commercial area on Sir Henry Lee Crescent, on the western edge of Aylesbury. The estate is directly opposite Aylesbury Parkway train station, giving direct rail links to London Marylebone, and is immediately positioned off the A41, within approximately 30 minutes of both the M1 and M40. Units were completed in 2022 with the benefit of a full 10 year build warranty.

VIRTUAL TOUR LINK





DESCRIPTION

The estate comprises nine industrial / trade counter units arranged around a private, fenced yard with private parking and CCTV coverage throughout. Units 1 to 3 benefit from loading doors, with a mezzanine floor to Units 1 and 2, and a clear working height to eaves of approximately 7 metres. The total accommodation extends to approximately 11,110 sq ft.

FLOOR PLAN LINK

PLANNING

Planning permission (ref. 21/00484/AOP) has been granted for the change of use of Units 3 and 4 to a gymnasium (Use Class E(d)), and Units 7 and 8 to a hairdressing salon (Use Class E(a)), with flexible use of all four units also permitted under Use Classes B2, B8 and E(g).

The site falls within the Berryfields Major Development Area, designated Employment Land under the 2007 outline planning permission and historically restricted to Use Classes B1, B2 or B8 by a related planning obligation agreement. A Section 106 Deed of Release dated 8 October 2026, between S&G Property Holdings Limited and Buckinghamshire Council, released the relevant units from this restriction to permit the change of use described above.



TENANCY SCHEDULE

UNIT	FLOOR AREA SQ M	FLOOR AREA SQ FT	LEASE COMMENCEMENT	LEASE EXPIRY	RENT REVIEW DATE	BREAK DATE	1954 ACT PROTECTED / UNPROTECTED	RENT	RENT / SQ FT	COMMENTS
Unit 1	315.9	3,400	01.11.2025	31.10.2030	None	—	Unprotected	£42,000	£12.35	Tenant to enter new 10 year lease, 5 year break
Unit 2	274.3	2,952	01.11.2025	31.10.2030	None	—	Unprotected	£42,000	£14.23	Tenant to enter new 10 year lease, 5 year break
Unit 3	158.1	1,702	01.11.2025	31.10.2030	None	None	Protected	£42,000	£24.68	Tenant expressed interest in a renewal lease
Unit 4	41.1	442	01.02.2025	30.01.2028	None	None	Protected	£11,400	£25.79	Tenant expressed interest in a renewal lease
Unit 5	54.8	590	01.02.2025	30.01.2028	None	None	Protected	£11,400	£19.32	Tenant expressed interest in a renewal lease
Unit 6	54.8	590	01.12.2022	30.11.2029	01.12.2027	None	Protected	£8,400	£14.24	-
Units 7 & 8	78.4	844	01.12.2022	30.11.2029	01.12.2027	None	Protected	£16,800	£19.91	Combined under one lease
Unit 9	54.8	590	01.12.2022	30.11.2029	01.12.2027	None	Protected	£8,400	£14.24	-
TOTAL	1,032.2	11,110	-	-	-	-	-	£182,400	£16.42	-



INVESTMENT RATIONALE



Freehold multi-let industrial investment



Diversified income from eight occupiers



Strategic Aylesbury location, between the M40, M1 & M25



Constructed 2022 with 10-year warranty



Strong, established industrial occupier market



Potential for rental growth & active management



TENURE

Freehold, Title number BM464562.

SERVICE CHARGE

Details available on request.

EPC

EPC Certificates are available on request. Units have the following ratings and expiries:

UNIT	RATING	EXPIRY	UNIT	RATING	EXPIRY	UNIT	RATING	EXPIRY
Unit 1	B	18.07.2033	Unit 4	A	18.07.2033	Unit 7	B	02.04.2033
Unit 2	B	18.07.2033	Unit 5	B	18.07.2033	Unit 8	B	02.04.2033
Unit 3	A	18.07.2033	Unit 6	A	02.04.2033	Unit 9	B	02.04.2033

VAT

The property is elected for VAT however it is expected the sale will be treated as a TOGC and VAT will not be payable.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering legislation it will be necessary for the buyer to provide information to enable completion of AML checks before the transaction is completed.

Information required will include:

- 1) Corporate structure and ownership details
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers/funders.

DATA ROOM

Access available on request.

VIEWING

Strictly by appointment with the sole selling agent, Fields Commercial.

PROPOSAL

Offers are invited in the region of £2,700,000 (Two Million, Seven Hundred Thousand Pounds), subject to contract, for the freehold interest in Goodchild Parkway, subject to contract and the existing occupational leases.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agent:

Fields Commercial

www.fieldscommercial.com

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