

A MODERN, HIGHLY PROMINENT, FLEXIBLE TRADE AND LIGHT-INDUSTRIAL ESTATE
serving Aylesbury's rapidly growing population and the wider Buckinghamshire market



AYLESBURY
ENTERPRISE PARK
STOCKLAKE // AYLESBURY // HP20 1DS

TO LET
9 NEW INDUSTRIAL /
TRADE COUNTER UNITS
2,373 SQ FT TO 12,504 SQ FT



ACCOMMODATION

	GROUND (SQ FT)	FIRST FLOOR OFFICE (SQ FT)	TOTAL (SQ FT)	TOTAL (SQ M)	CLEAR HEIGHT (M)
Unit 1 & 2	LET TO TOOLSTATION				
Unit 3	2,856	-	2,856	265	6.2
Unit 4	11,081	1,423*	12,504	1,162	6.1
Unit 5	6,278	1,116*	7,394	687	6.3
Unit 6	6,129	1,098**	7,227	671	6.3
Unit 7	6,163	1,098*	7,261	675	6.3
Unit 8	6,121	-	6,121	569	6.2
Unit 9	5,357	-	5,357	498	6.3
Unit 10	2,373	-	2,373	220	6.4
Unit 11	2,422	-	2,422	225	6.3

All floor areas are approximate gross external areas.

*First floor fitted offices if required. **First floor offices provided to Unit 6.

SPECIFICATION



New Trade
Counter / Warehouse
development



Quality
brand new
specification



Potential for
first floor
offices / storage



PV's,
EV Charging
& Cycle Storage



Fenced
and gated
estate



Unit 4 benefits
from a large
fenced yard



Clear height
from 6.13m



EPC
A





LOCATION

Aylesbury is the county town of Buckinghamshire approximately 40 miles north west of central London on the A41 trunk road. The M40 is approximately 16 miles away at Thame (Junction 8). Aylesbury Enterprise Park is conveniently located a short distance off the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

The development is highly visible onto both Stocklake Road and Oakfield Road (A4157) and is located next to Lidl Supermarket and a McDonald's Drive Thru.



Aylesbury Garden Town's are due to deliver
16,000 new homes by 2033



Aylesbury Vale's population is projected to grow by
over 10% between 2020 and 2030



The major residential developments around the park, including
Berryfields, Weedon Hill, Kingsbrook, Woodlands
and **Hampden Fields**



19,500 vehicles passed the site daily in 2024,
with traffic levels expected to increase further as the
surrounding residential developments are delivered.



mixer.digit.wishes

TERMS

The units are available to let on a new lease on terms to be agreed.

EPC

Grade A.

CONTACTS

For further information please contact the agents



Cus Haslam

Cus.Haslam@knightfrank.com
M: 07885 596 877

Charlie Perkins

Charlie.Perkins@knightfrank.com
M: 07974 366 158

Valentina Pini

valentina.pini@knightfrank.com
M: 07977 759 558



Joanna kearvell

jk@chandlergarvey.com
M: 07887 793 030

Neave DaSilva

nds@chandlergarvey.com
M: 07827 908 926

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