



AYLESBURY ENTERPRISE PARK

STOCKLAKE // AYLESBURY // HP20 1DS

TO LET
NEW INDUSTRIAL /
TRADE COUNTER UNITS
2,411 SQ FT TO 38,204 SQ FT



ACCOMMODATION

	GROUND (SQ FT)	FIRST FLOOR OFFICE (SQ FT)	TOTAL (SQ FT)	TOTAL (SQ M)	CLEAR HEIGHT (M)
Unit 1 & 2	2,842	-	2,842	264	7.1
Unit 3	2,842	-	2,842	264	7.1
Unit 4	11,047	1,423*	12,470	1,159	7.6
Unit 5	6,273	1,116*	7,389	687	8.3
Unit 6	6,145	1,098*	7,243	673	8.3
Unit 7	6,145	1,098*	7,243	673	8.0
Unit 8	6,157	-	6,157	572	8.0
Unit 9	5,350	-	5,350	497	8.0
Unit 10	2,411	-	2,411	224	7.2
Unit 11	2,411	-	2,411	224	7.2

All floor areas are approximate gross external areas.

*First floor fitted offices if required

SPECIFICATION



New Trade Counter /
Warehouse development



Currently under construction:
PC due Spring 2026



High quality brand new
specification



Expected EPC A



EV parking & cycle storage

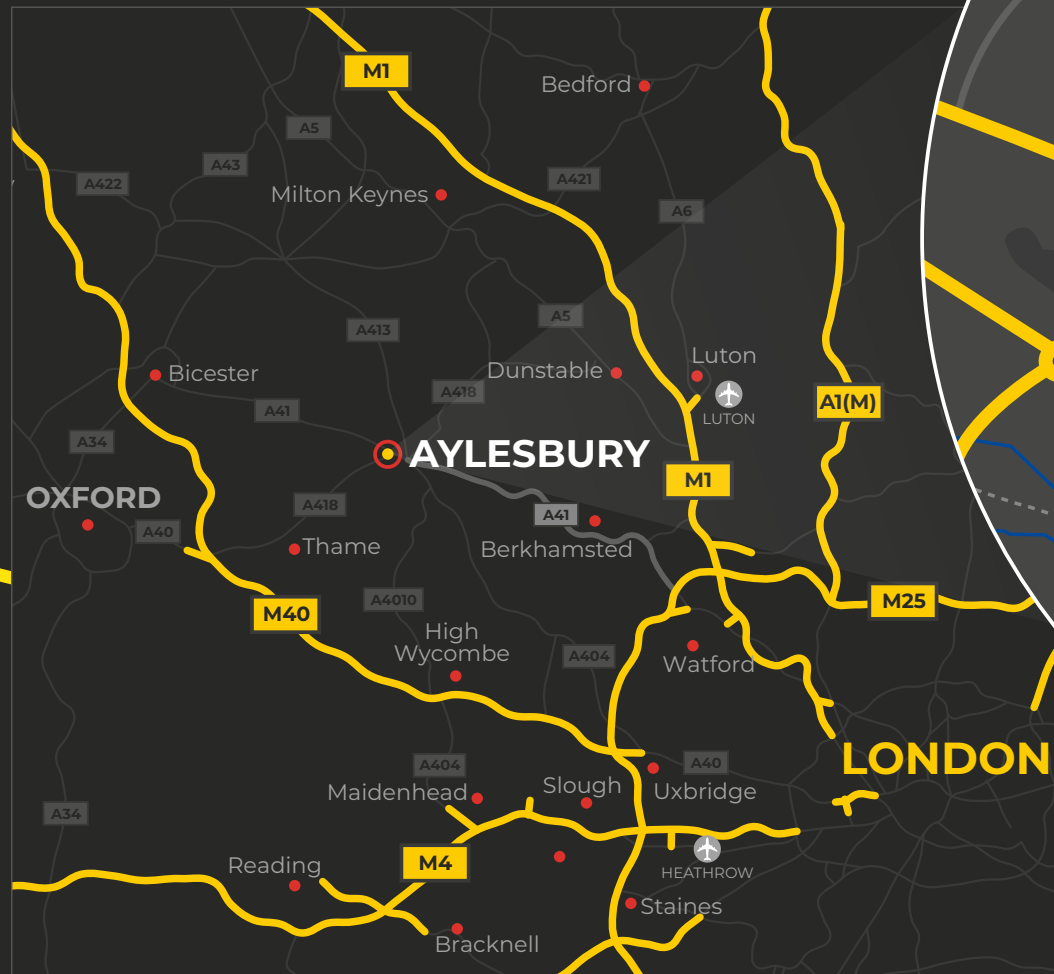


Clear height 7.1m - 8.3m

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 which is currently under construction.





TERMS

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

EPC

Expected A

CONTACTS

For further information please contact the agents:



Gus Haslam

Gus.Haslam@knightfrank.com
M: +44 7885 596 877

Charlie Perkins

Charlie.Perkins@knightfrank.com
M: +44 7974 366 158

Shaun Rogerson

Shaun.rogerson@knightfrank.com
M: +44 7970 304 392



Joanna kearvell

jk@chandlergarvey.com
M: +44 7887 793 030

Neave DaSilva

nds@chandlergarvey.com
M: +44 7827 908 926



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