



BICESTER ROAD INDUSTRIAL ESTATE

TO LET

Modern industrial
warehouse units

From 5,000 sq ft

**Positioned in
an established
industrial location**



Faraday Road • Aylesbury • Buckinghamshire • HP19 8RY

LOCATION

Bicester Road Industrial Estate forms part of the established Rabans Lane industrial area just off the A41 Bicester Road and approximately 1 mile to the north-west of Aylesbury town centre.

The A41 dual carriageway provides Aylesbury with a direct link to the M25 (Junction 20) and the town is also well located for access to the M40 at Junctions 7, 8 or 9.

DESCRIPTION

The units on the Bicester Road Industrial Estate are of steel portal frame construction with insulated roofs incorporating translucent panels. Elevations are partly of cavity brickwork with profile steel cladding above.

TERMS

Available to let on new leases on terms to be agreed.

RENT

Upon application to the agents.



-  **ESTABLISHED INDUSTRIAL LOCATION**
-  **LARGE LOADING DOORS TO THE FRONT**
-  **EAVES HEIGHT APPROX 5.2M**
-  **OFFICE / STAFF FACILITIES**
-  **FORECOURT PARKING PLUS GENEROUS COMMUNAL PARKING**
-  **SECURITY FEATURES INCLUDE BARRIERS, FLOODLIGHTING & CCTV**





BICESTER ROAD INDUSTRIAL ESTATE

DISTANCES

A41	0.2 miles
M40 J7 & J8 Thame	14/15 miles
M40 J9 Bicester	18 miles
M25 J20	21 miles
Milton Keynes	21 miles
Oxford	23 miles
Central London	41 miles

Source: Google Maps

SAT NAV: HP19 8RY



By appointment through the agents.



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The landlord follows the Code of Practice for Commercial Leases in England and Wales in lease negotiations and applicants are encouraged to familiarise themselves with this code.

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