

PRIME, SOUTH-EAST MULTI-LET ESTATE

NEWLY DEVELOPED WAREHOUSE INDUSTRIAL UNIT

43,573 sq ft (4,048 sq m)

Available now.



VANTAGE
41

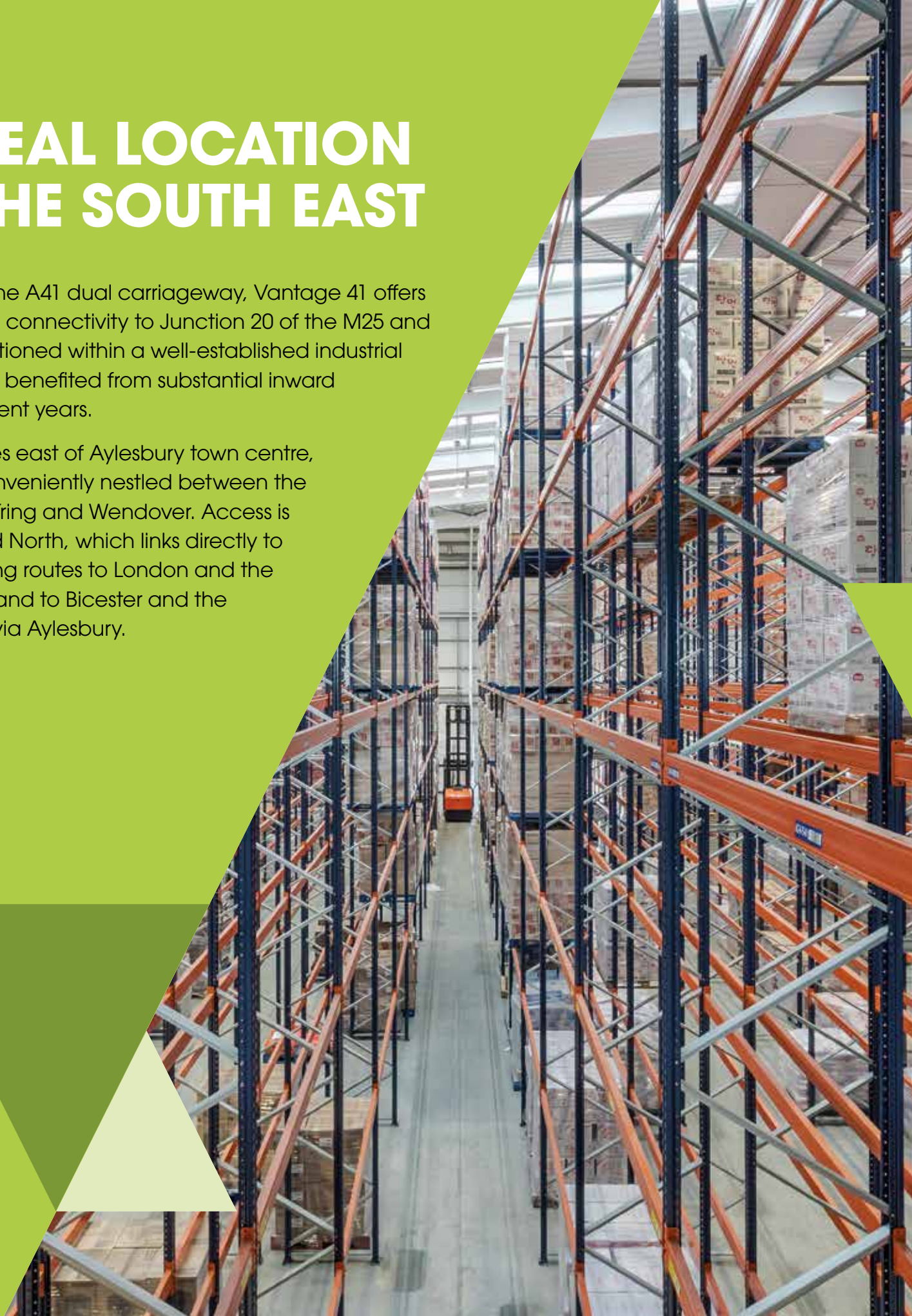
TIMBER YARD CLOSE, ASTON CLINTON,
BUCKINGHAMSHIRE HP22 0AY

[///BULK.DRIVES.TASKBAR](http://BULK.DRIVES.TASKBAR)

AN IDEAL LOCATION FOR THE SOUTH EAST

Located just off the A41 dual carriageway, Vantage 41 offers exceptional road connectivity to Junction 20 of the M25 and to Aylesbury. Positioned within a well-established industrial area, the site has benefited from substantial inward investment in recent years.

Situated four miles east of Aylesbury town centre, Vantage 41 is conveniently nestled between the market towns of Tring and Wendover. Access is via College Road North, which links directly to the A41—providing routes to London and the M25 to the east, and to Bicester and the M40 to the west via Aylesbury.





UNIT 1

AERIAL PLAN



CONNECTIONS

MAJOR ROADS

M25 J20 17 miles

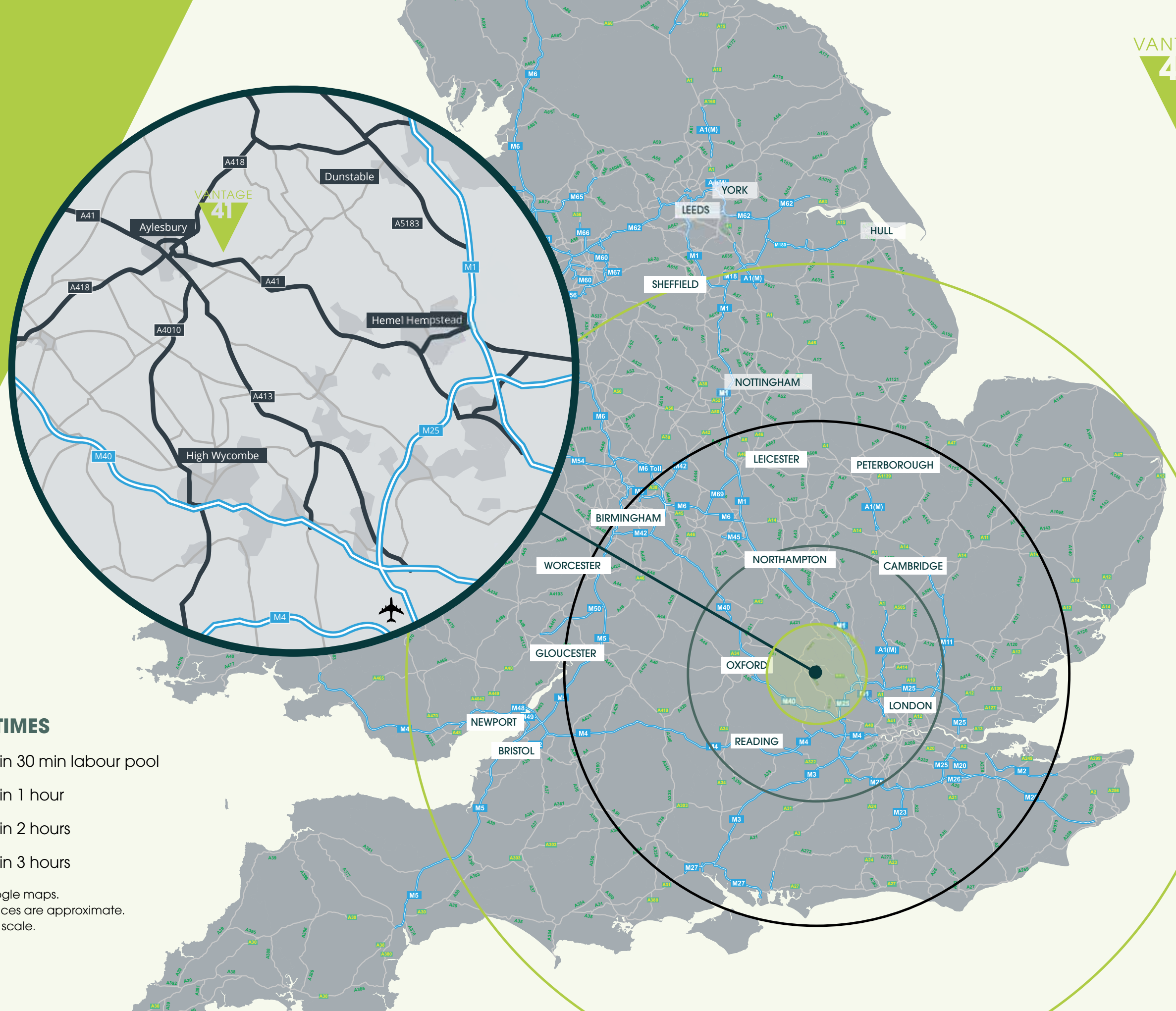
CITIES/MAJOR TOWNS

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.





UNIT 1

Warehouse & ground floor ancillary space	38,177 sqft	3,547 sqm
First floor mezzanine	5,396 sqft	501 sqm
Total GEA base build	43,573 sqft	4,048 sqm

MASTERPLAN

VANTAGE
41

WHY CHOOSE UNIT 1 VANTAGE 41?



BREEAM 'Very Good'



High bay LED lighting
in the warehouse



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



Large labour force
available locally



2 level loading doors
3 dock level doors



Full racked warehouse,
with circulation pick &
pack area



50kN sq m floor
loading



Electric loading
doors



First floor mezzanines
for storage



Self-contained fenced
yard 46m in depth



EPC A rating



Small kitchen
breakout and locker
area for staff



12.5m eaves height



Landscaped
environment



Designated
car parking



Fitted reception



Passenger lift



TERMS

The unit is available by way of a new sub lease up to 10th March 2039; an assignment may be considered subject to covenant.



For further information please contact

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