



Storage Yard, Old Risborough Road, Stoke Mandeville, Aylesbury, HP22 5XJ

To Let | 0.63 Acres

SECURE OPEN STORAGE SITE

**Storage Yard, Old Risborough Road,
Stoke Mandeville, Aylesbury, HP22
5XJ**

TO LET

Summary

- Size: 0.63 Acres
- Rent: £35,000 per annum
- Rates payable: To be confirmed.

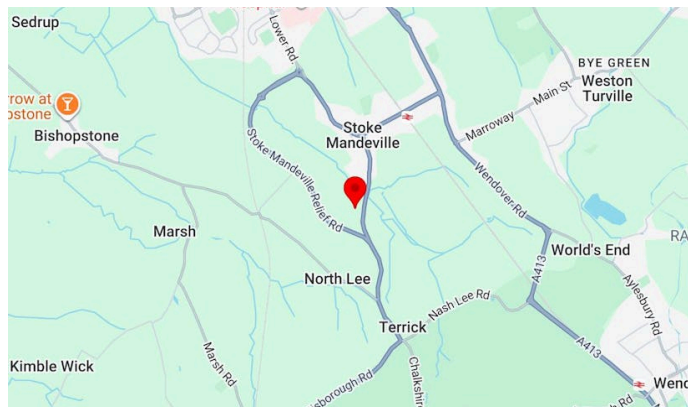
Further information

- [Microsite](#)

Viewings and Further Information



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Description

The property comprises a secure 0.6-acre site currently used for storage, divided into two distinct sections. The entire site is enclosed with perimeter fencing and benefits from a gated entrance with security provisions. The right-hand portion of the site features a hard-standing surface, along with several portable buildings situated toward the front, supported by existing utility connections. The left-hand section offers a landscaped area consisting of grass, mature trees, and shrubs, providing natural screening. A brook runs along the rear boundary of the site, enhancing its setting.

The open storage site is available from 1st April 2026. There will be a small area fenced off inside the entrance to the left hand side which will be retained by the landlord.

Location

The property is situated on Old Risborough Road, just off the A4010 between Princes Risborough and Aylesbury. It lies immediately adjacent to ongoing HS2 works, and as a result, Old Risborough Road now functions as a no-through road beyond the property.



The new Stoke Mandeville Relief Road is now open which means access to the property is via Stoke Mandeville Village. What Three Words: ///makeovers.flap.pickle

Money Laundering and Identity Checks

Money Laundering regulations require CG to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

Terms

The site is available to let on a new lease direct from the landlord on terms to be agreed. The site has planning permission to be used as a general contractors yard under application 25/01415/APP.

VAT

Not applicable. VAT is not applicable on the rent.

Legal fees

Each party to bear their own costs



