



1A Broadfields Court

Broadfields Retail Park, Bicester Road, Aylesbury, HP19 8BU

GROUND FLOOR WAREHOUSE/OFFICE

817 sq ft
(75.90 sq m)

- **FULL ROLLER SHUTTER DOOR**
- **SOLID CONCRETE FLOOR**
- **STRIP LIGHTING**
- **4 METRE FLOOR TO CEILING HEIGHT**
- **TWO ON-SITE CAR SPACES**

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Summary

Available Size	817 sq ft
Rent	£11,000 per annum
Rates Payable	£4,491 per annum RV £9,000 2023/2024
Rateable Value	£9,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

The property provides part ground floor warehouse/office space comprising 817 sq ft. The property benefits from a full roller shutter door, two on-site car spaces, shared reception, personnel door, solid concrete floor, strip lighting, WC and a floor to ceiling height of approximately 4 metres. Rental plus service charge, (details on application, which includes utilities, alarm maintenance and cleaning). Plus Buildings Insurance (2023 £145.97 pa).

Location

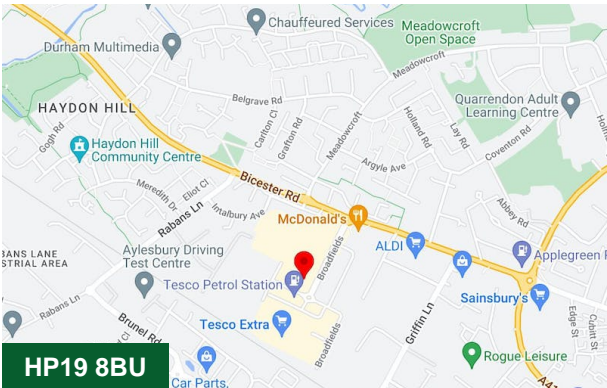
The property is situated in a high profile location on the Broadfields Retail Park off the Bicester Road in Aylesbury, close to occupiers including TK Maxx, Halfords, Currys, Tesco, Next, National Tyres, Millennium FX etc. Aylesbury is the County Town of Buckinghamshire, located approx. 44 miles North West of central London, 23 miles from Oxford & 15 miles south of Milton Keynes. The town is situated on the junctions of the A41, the A413 & A418 providing easy access to the M40, M1 and M25 motorways, all of which are within a 30 minute drive. The town benefits from a direct rail service to London Marylebone with a journey time of approximately 55 minutes.

Business Rates

The rateable value is £7,500 2022/2023. RV for 2023/2024 £9,000.

EPC

D93



Viewing & Further Information



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