



**Unit 3 Aston 41, Aston Clinton, Aylesbury, HP22 5EZ**  
DISTRIBUTION WAREHOUSE TO LET

<b>Tenure</b>	To Let
<b>Available Size</b>	53,002 sq ft / 4,924.05 sq m
<b>Service Charge</b>	N/A
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

- 10.5m Eaves
- 2 Dock Level Loading Doors
- 3 Level Access Loading Doors
- Enclosed Yard
- 63 Car Parking Spaces
- 2.26 Acre Site

## Description

The property comprises a self contained, last-mile distribution warehouse, extending to 53,002 sq ft (4,924 sq m), with enclosed yard and incorporating first floor ancillary offices.

## Location

Aston Clinton is an affluent South East town and established industrial location within close proximity to Central London and affluent Buckinghamshire and Hertfordshire conurbations. Boasting excellent road connectivity, the site is situated directly adjacent the A41 Dual Carriageway. The A41 provides fast and direct access to the M25 Motorway in just a 17 minute drive time.

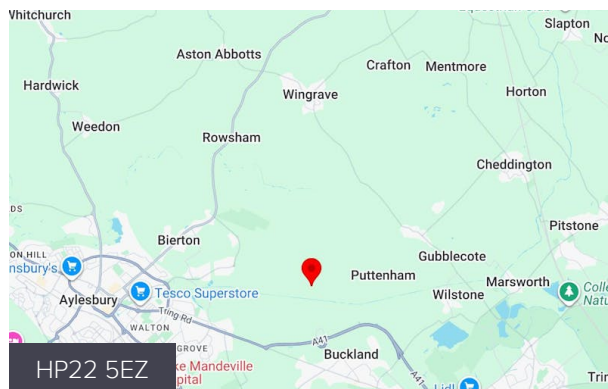
The town also benefits from excellent air connectivity due to the close proximity of Heathrow and Luton Airport.

Central London sits just 38 miles (40 minute drive time) to the south east, with Oxford 24 miles (35 minute drive time) to the west. Other key South East towns such as Bicester, Luton, Milton Keynes and Reading are well served given the central location and excellent links to major transit routes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	53,002	4,924.05	Available
<b>Total</b>	<b>53,002</b>	<b>4,924.05</b>	



## Viewing & Further Information

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