



Unit 13, Vantage 41, Timber Yard Close, Aston Clinton, HP22 0AY

**To Let | 9,812 sq ft**

NEW BUILD INDUSTRIAL UNITS

## Unit 13, Vantage 41, Timber Yard Close, Aston Clinton, HP22 0AY

### TO LET

#### Summary

- Size: 9,812 sq ft
- Rent: £131,800 per annum
- Rates payable: £36,630 per annum See table below
- Rateable value: £66,000
- EPC: B

#### Further information

- [View details on our website](#)
- [Microsite](#)

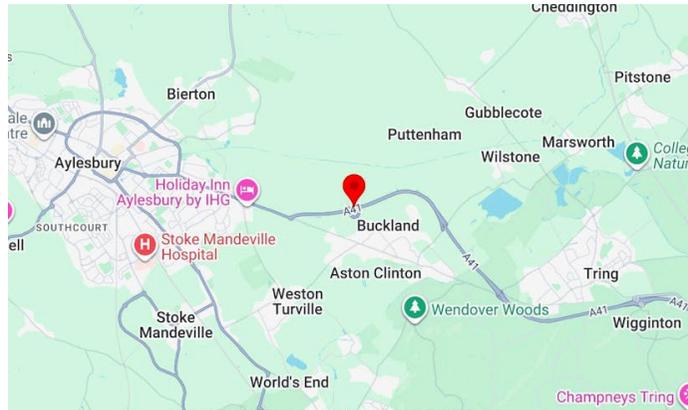
#### Viewings and Further Information



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#### Description

A brand new prime multi-let industrial estate in a gateway location into Aylesbury. Vantage 41 offers flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

Units feature electric loading doors, smart EV charging points, photovoltaic panels, and planning consent for E(g) (iii), B2, and B8 uses. They have EPC A & B rated units with BREEAM 'Very Good' certification, 8.5m clear internal height, and fully serviced plots including power, utilities, and secure access.

Flexible unit combinations are available to suit your business needs. Current tenants include Korea Foods, JW Creative, Decco, and Pylon One.

#### Location

Situated directly off the A41 dual carriageway with excellent road connectivity to Junction 20 of the M25 (17 miles) and Aylesbury.

Aston Clinton is in the Vale of Aylesbury in Buckinghamshire, 4 miles east of Aylesbury town centre.



It also lies between the market towns of Tring and Wendover.

The site is accessed off College Road North which provides direct access onto the A41 which connects to London and the M25 to the east and Bicester and the M40 to the west through Aylesbury.

#### Terms

A new lease to be granted direct from the Landlord on terms to be agreed. Alternatively an assignment of the current lease could be agreed.

#### Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

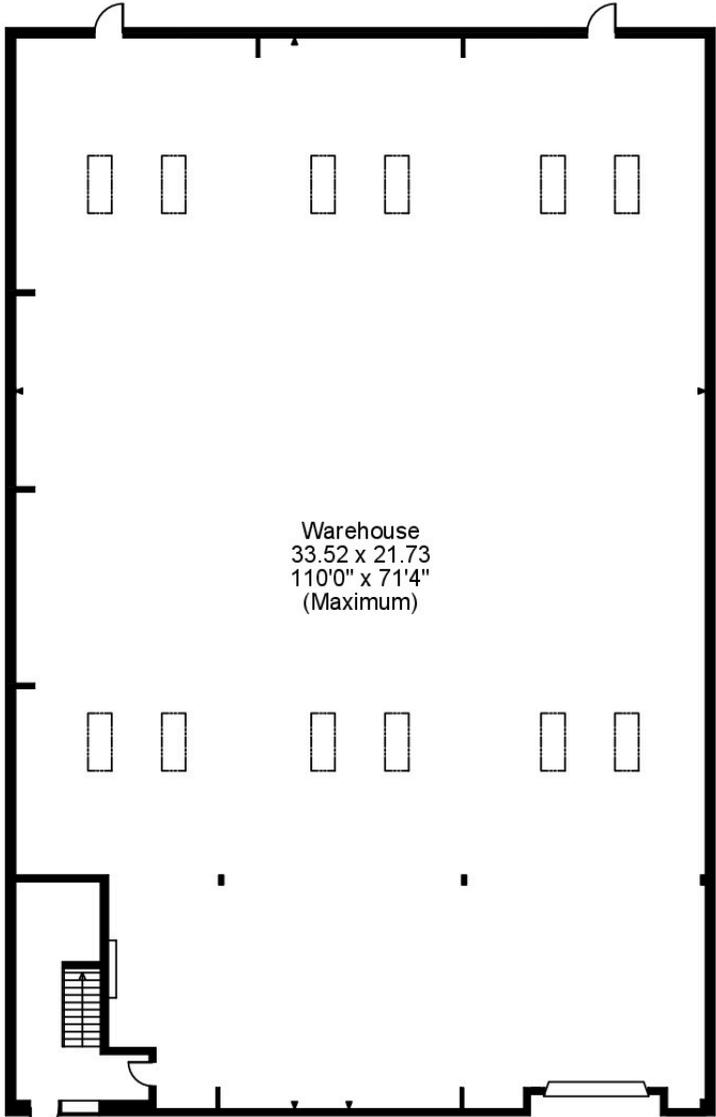
#### VAT

Applicable

#### Legal fees

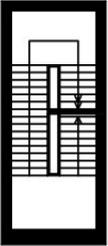
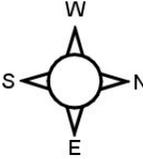
Each party to bear their own costs

Floor plan

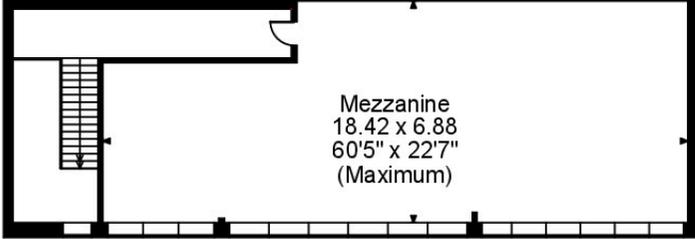


Ground Floor

Vantage 41, Unit 13, College Road North, Aston Clinton  
Approximate Gross Internal Area  
9416 Sq Ft/875 Sq M



Middle Floor



Mezzanine

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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