

Tel: **01844 261121**
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

Units 24 & 25 Vale Industrial Estate, Southern Road, Aylesbury, HP19 9EW



Available immediately

2 Industrial Units Available Together Or Separately.

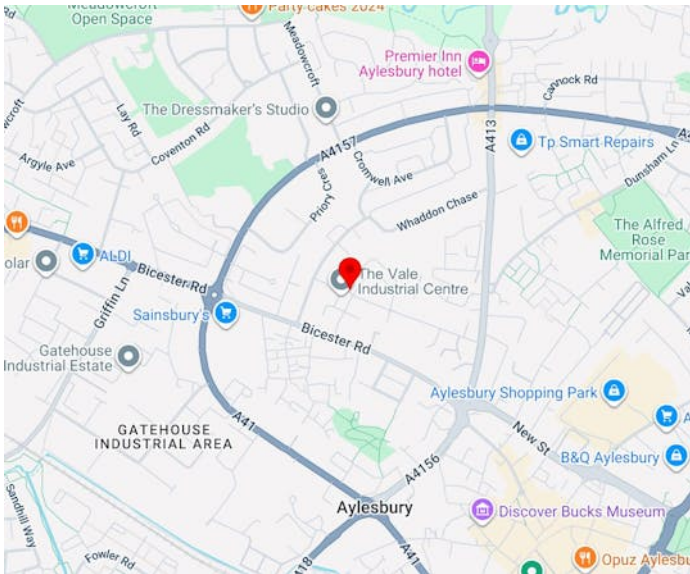
Size: 3,189 - 6,378 Sq Ft

Rent: Rent On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Location

Aylesbury is located approximately 44 miles north-west of central London, 23 miles from Oxford, 15 miles from Milton Keynes. Good motorway access to the M1 and M40 is available via the A41 and A418. The mainline railway station with service to London Marylebone is within a few minutes' drive.

Description

Two units available together or separately. Unit 24 is an end-terrace Industrial Unit of approx. 3,189 Sq ft. Unit 25 is in the terrace of approx. 3,000 Sq ft.

They are arranged as a large Warehouse areas with a separate reception of approx. 163 sq.ft. to the front.

The construction is low-maintenance profile clad elevations under a lined and insulated roof. The Warehouse has the benefit of an electric roller shutter door access and 3-phase electrics.

There is also a separate personal door access to the front. The Toilet installation includes disabled.

There are 4 car parking spaces to the front of each

Features:

- Both units approx. 6,189 Sq ft
- 2 Large Warehouses with separate receptions.
- Electric roller shutter doors
- 3-phase Power
- 4 car parking spaces with each unit.

Rates

The property lies within the rating area of Aylesbury vale, according to which the rateable value is as follows:

Rateable value - £17,750

Rates payable - £8,946 (2019-2020)

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

New lease is available.

RENTAL: POA

A service charge is payable, details available upon request.

Viewing

Strictly by appointment with the agent.

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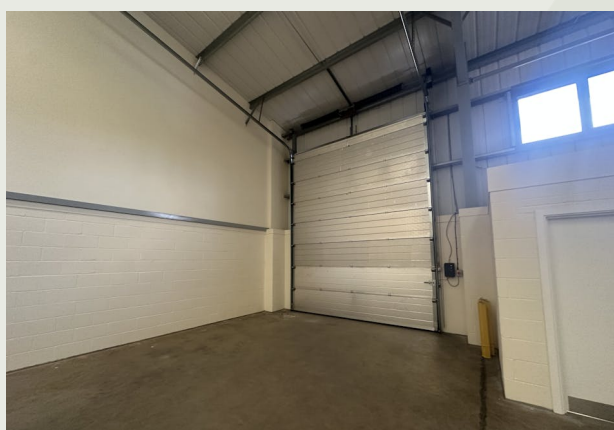


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