



Unit 29/30 Anglo Business Park, Smeaton Close, Aylesbury, HP19 8UP

To Let

Industrial Unit Available in Aylesbury

Unit 29/30 Anglo Business Park, Smeaton Close, Aylesbury, HP19 8UP

Summary

- Lease: New Lease

Further information

- [View details on our website](#)

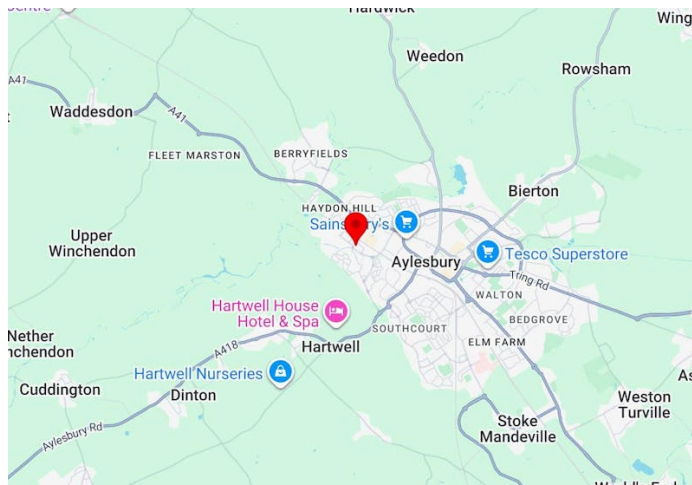
Contact & Viewings



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Description

The property forms part of an established 30 unit industrial estate in one of the main business districts in Aylesbury.

Location

The business park is situated in the northeast sector of Aylesbury, approximately 1.5-2 miles from the town centre. It benefits from direct access to the A41 Bicester Road, providing excellent connectivity to the strategic road network and motorway links (M40, M1, M25).

Aylesbury is the county town of Buckinghamshire, approximately 40 miles North West of Central London on the A41 trunk road.

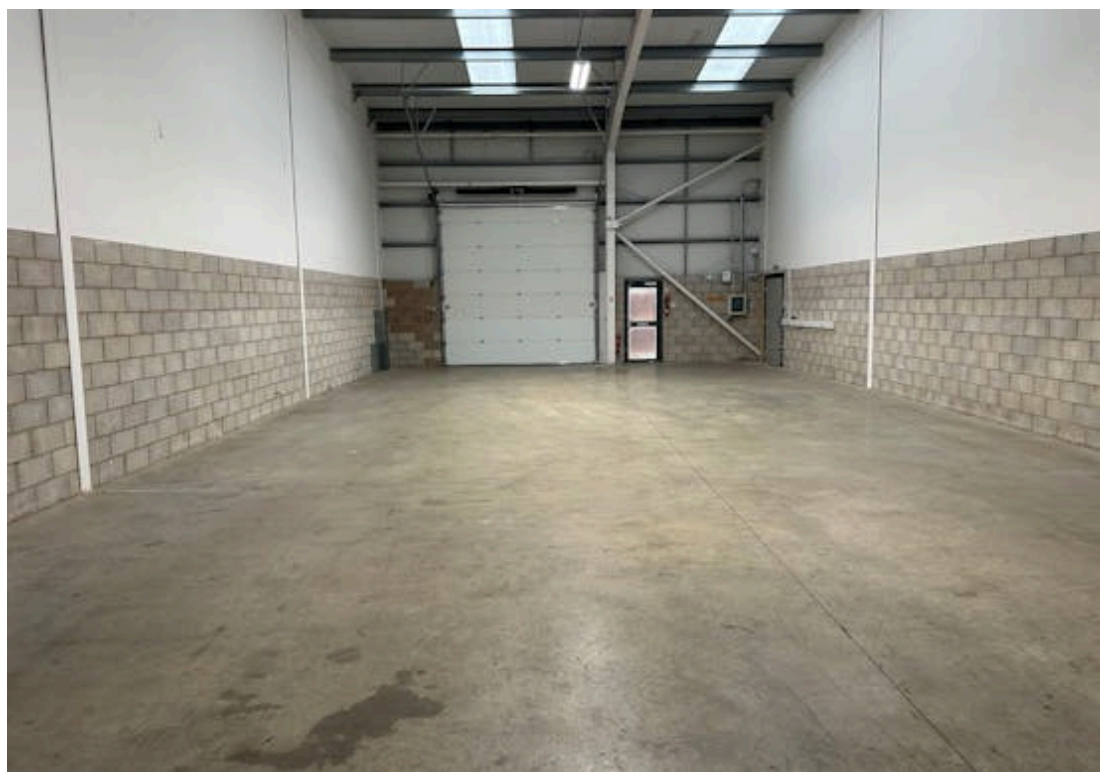
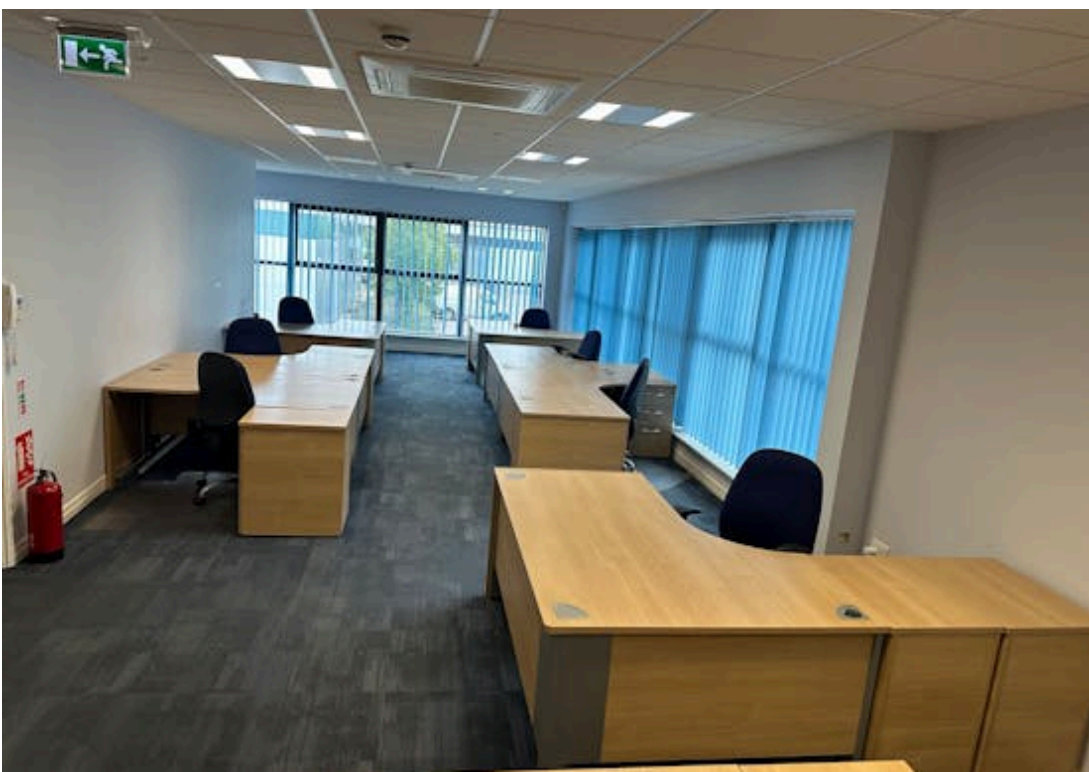
Accommodation

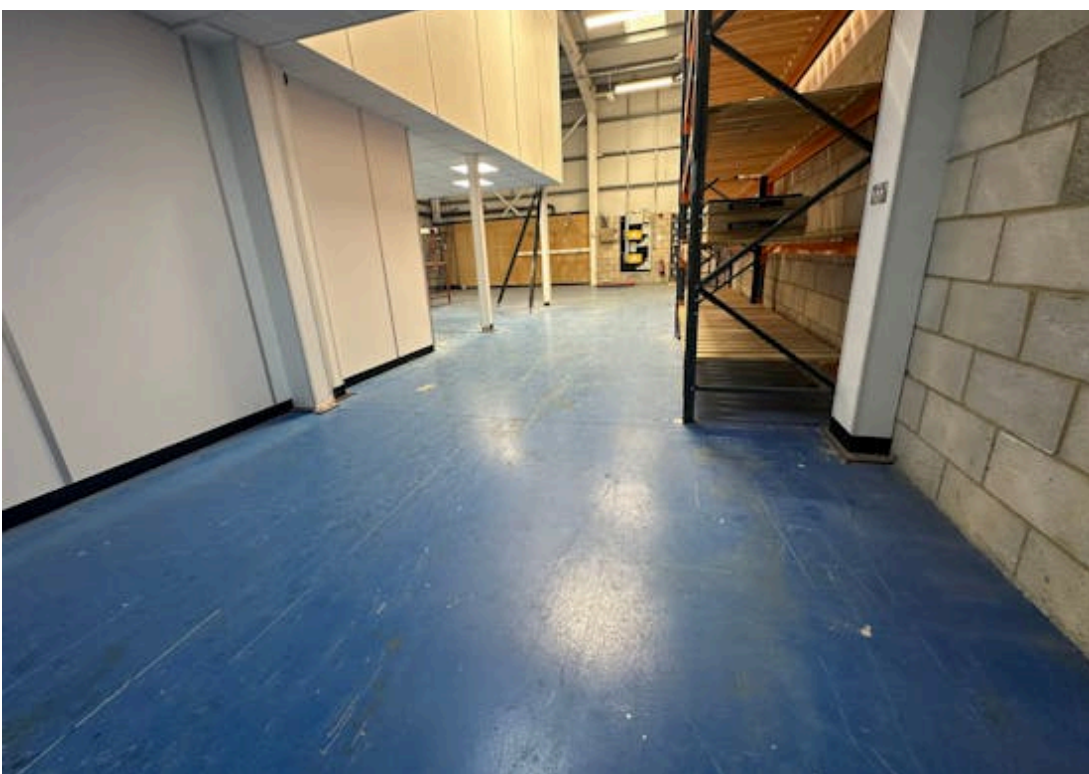
Name	sq ft	sq m
Unit - 29	3,438	319.40
Unit - 30	4,380	406.92
Total	7,818	726.32



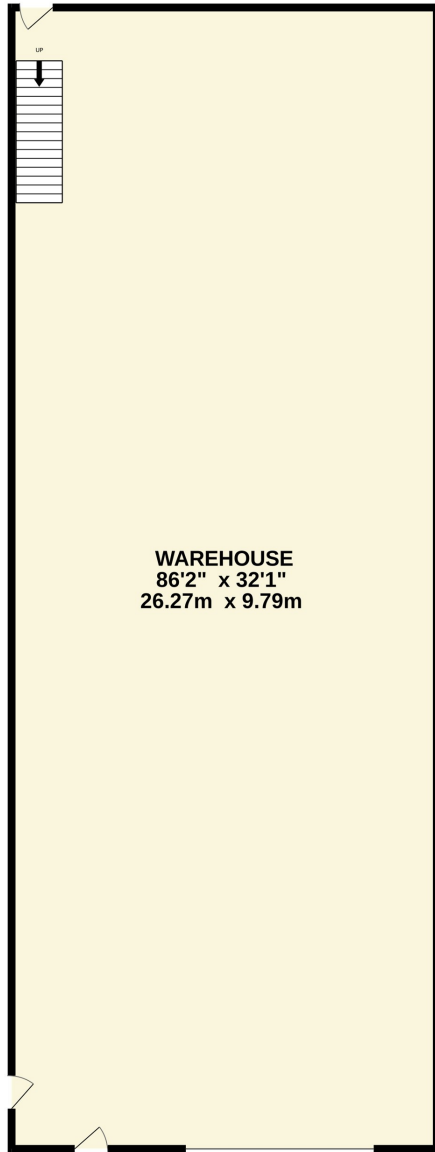
Specifications

- 12 parking spaces available
- Modern end of terrace unit
- Ground floor and first floor office space available in Unit 30
- Unit 29 is entirely warehouse space
- Well established business park in Aylesbury
- WC's in unit
- Secure estate

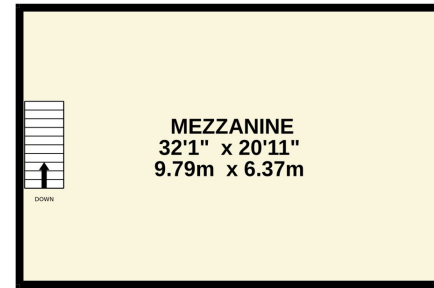




GROUND FLOOR
2767 sq.ft. (257.1 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.

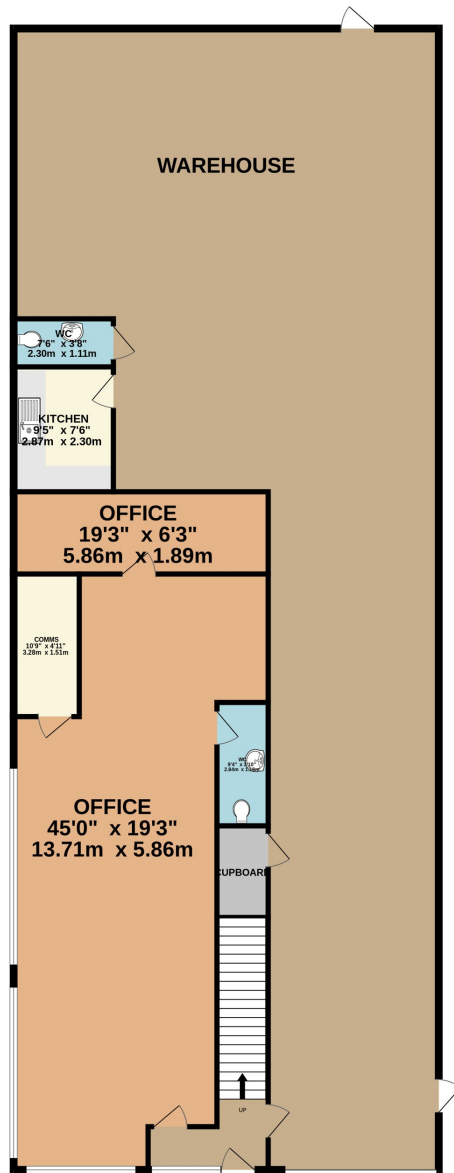


TOTAL FLOOR AREA : 3438 sq.ft. (319.4 sq.m.) approx.

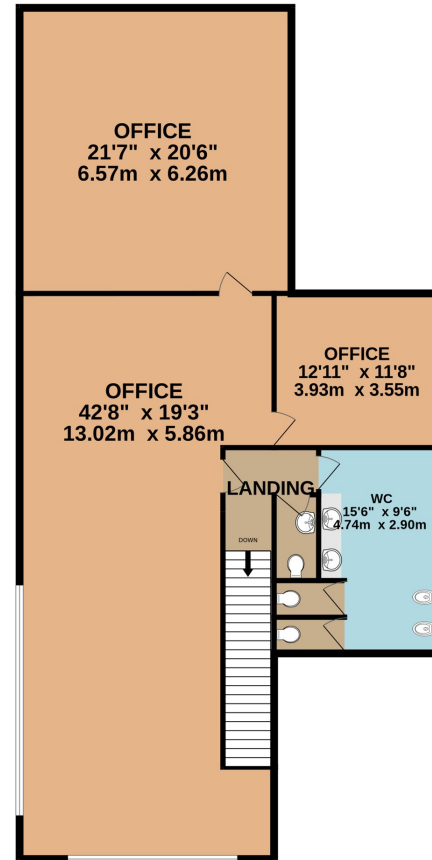
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
2766 sq.ft. (257.0 sq.m.) approx.



1ST FLOOR
1613 sq.ft. (149.9 sq.m.) approx.



TOTAL FLOOR AREA : 4380 sq.ft. (406.9 sq.m.) approx.

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