



Unit 17, Anglo Business Park, Aylesbury, HP19 8UP

For Sale | 9,292 sq ft

Freehold trade counter/showroom/industrial unit for sale

Unit 17, Anglo Business Park,
Aylesbury, HP19 8UP

FOR SALE

Summary

- Service charge: £3,700.14 per annum
- Size: 9,292 sq ft
- Price: Offers in excess of £1,200,000
- Rates payable: £30,000 per annum
- Rateable value: £62,500
- EPC: B (38)

Further information

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

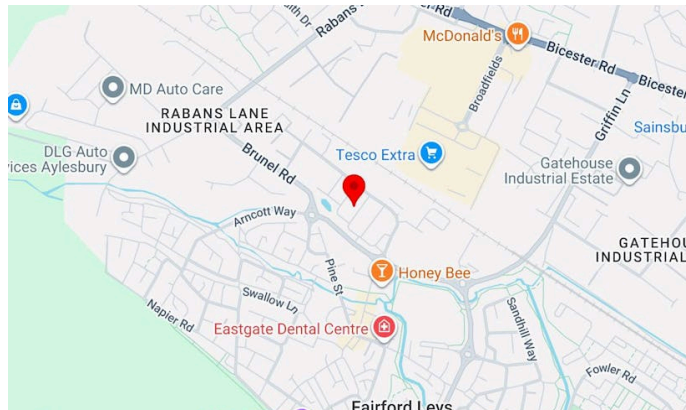
Viewings and Further Information



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Description

The property comprises a self-contained, end of terrace industrial unit of steel portal frame construction with metal cladding and benefits from the following amenities:

Electrically Operated Roller Shutter

3 Phase Electricity Supply

W/Cs

First floor kitchen

8 Car Parking Spaces

End of terrace

Freehold industrial unit for sale with high quality showroom and trade counter fit out

Available for sale with vacant possession

Location

The property forms part of the Anglo Business Park scheme off Smeaton Close, near the Rabans Lane Industrial Area. Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead.



The town has good road communications bring positioned between the M1 and M40, and some 20 miles north of the M25 motorway. The main road running through the town is the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away, respectively.

Specification

- Ground floor trade counter
- First floor offices and kitchen
- Ground floor warehouse
- 3-phase electricity supply
- Eight parking spaces

VAT

Applicable

Legal fees

Each party to bear their own costs

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Trade Counter	1,787	166.02	Available
Ground - Storage	2,844	264.22	Available
1st - Showroom	1,742	161.84	Available
Mezzanine - Storage	2,919	271.18	Available
Total	9,292	863.26	

Floor plan

Approximate Gross Internal Area
Ground Floor = 512.0 sq m / 5,511 sq ft
First Floor = 396.0 sq m / 4,262 sq ft
Total = 908.0 sq m / 9,773 sq ft
(Excluding Void)



