



Units 3 & 4

Space Business Centre, Smeaton Close, Aylesbury, HP19 8FJ

INDUSTRIAL UNITS FOR SALE

355 to 753 sq ft

(32.98 to 69.96 sq m)

- From 355 to 753 sq.ft. available
- Electric roller door
- Convenient location
- Car parking
- Business unit(s)
- Amenity blocks

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Summary

Available Size	355 to 753 sq ft
Price	£240,000 Plus VAT. (£120,000 per unit)
Rates Payable	£4,890.20 per annum Rateable Value is for both units, if purchased separately, the Rating will need to be re-assessed.
Rateable Value	£9,800
VAT	Applicable. VAT is payable on the purchase price.
EPC Rating	D (78)

Description

One of two units available on the Space Business Park,
The two together total 753 sq ft, but each can be bought separately if required.
The individual units are 355 and 398 sq.ft.

They are arranged as:
UNIT 3 has a ground floor of 253 sq ft and mezzanine of 145 sq ft, totalling 398 sq ft.
UNIT 4 has a ground floor of 253 sq ft and a Mezzanine of 102 sq ft, totalling 355 sq ft.

- Each unit has an electric roller shutter door.
- The units are suitable for industrial workshop, project space, warehouse, storage and office use.
- Loading access to each business unit.
- Flexible mezzanine level.
- Dedicated unit and visitor parking with one car space per unit.
- Amenity blocks, including shower facilities.

The properties are elected for VAT.

Location

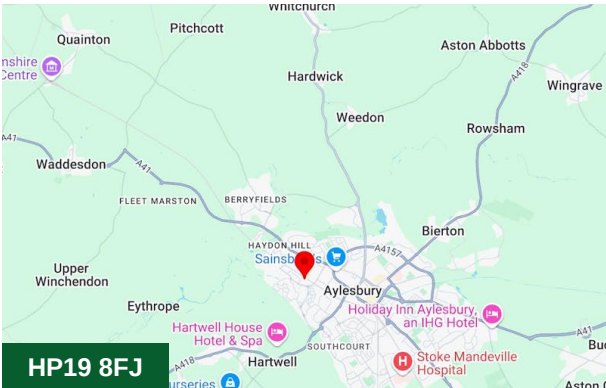
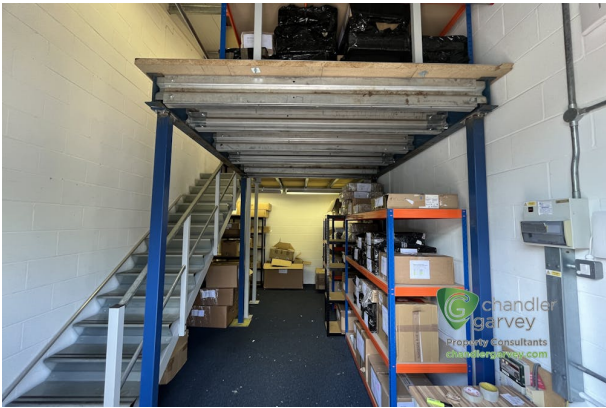
Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes

Terms

Remainder of 150 year long leasehold interest to March, 2149.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



Viewing & Further Information



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