



1A Broadfields Court, Broadfields Retail Park, Aylesbury, HP19 8BU

To Let / For Sale | 2,729 sq ft

FREEHOLD FOR SALE



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TO LET / FOR SALE

Summary

- Size: 2,729 sq ft
- Rent: £15,000 per annum
- Price: £400,000
- Rates payable: £9,605.75 per annum 2023
- Rateable value: £19,250
- EPC: D (93)

Further information

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

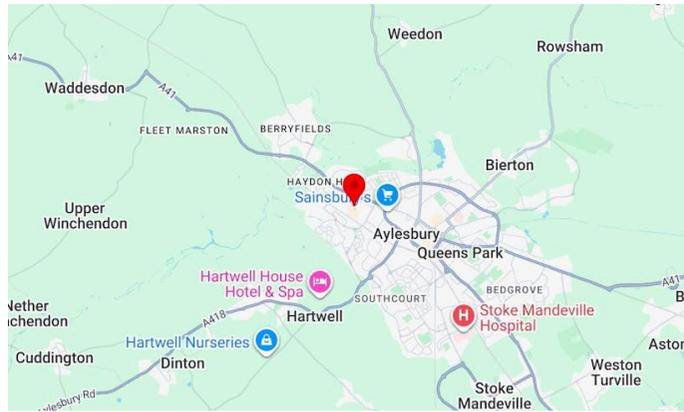
Viewings and Further Information



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Description

The property provides part ground floor warehouse and first floor office space.

The ground floor is currently let to ACG Garage, there is a lease in place until January 2029, there is a break in January 2027 and the rent increases yearly achieving £15,900 in 2029.

The first floor office space is vacant but is available by way of a new lease at a rent of £15,000 per annum.

Location

The property is situated in a high profile location on the Broadfields Retail Park off the Bicester Road in Aylesbury, close to occupiers including TK Maxx, Halfords, Tesco, Next, National Tyres, Millennium FX etc.

Aylesbury is the County Town of Buckinghamshire, located approx. 44 miles North West of central London, 23 miles from Oxford & 15 miles south of Milton Keynes. The town is situated on the junctions of the A41, the A413 & A418 providing easy access to the M40, M1 and M25 motorways, all of which are within a 30 minute drive.



The town benefits from a direct rail service to London Marylebone with a journey time of approximately 55 minutes.

Terms

The is available for sale on a freehold basis.

Money Laundering and Identity Checks

Money laundering regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

VAT

Not applicable

Legal fees

Each party to bear their own costs

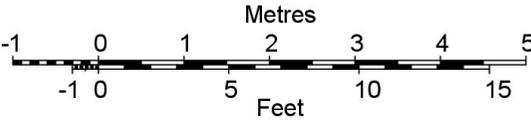
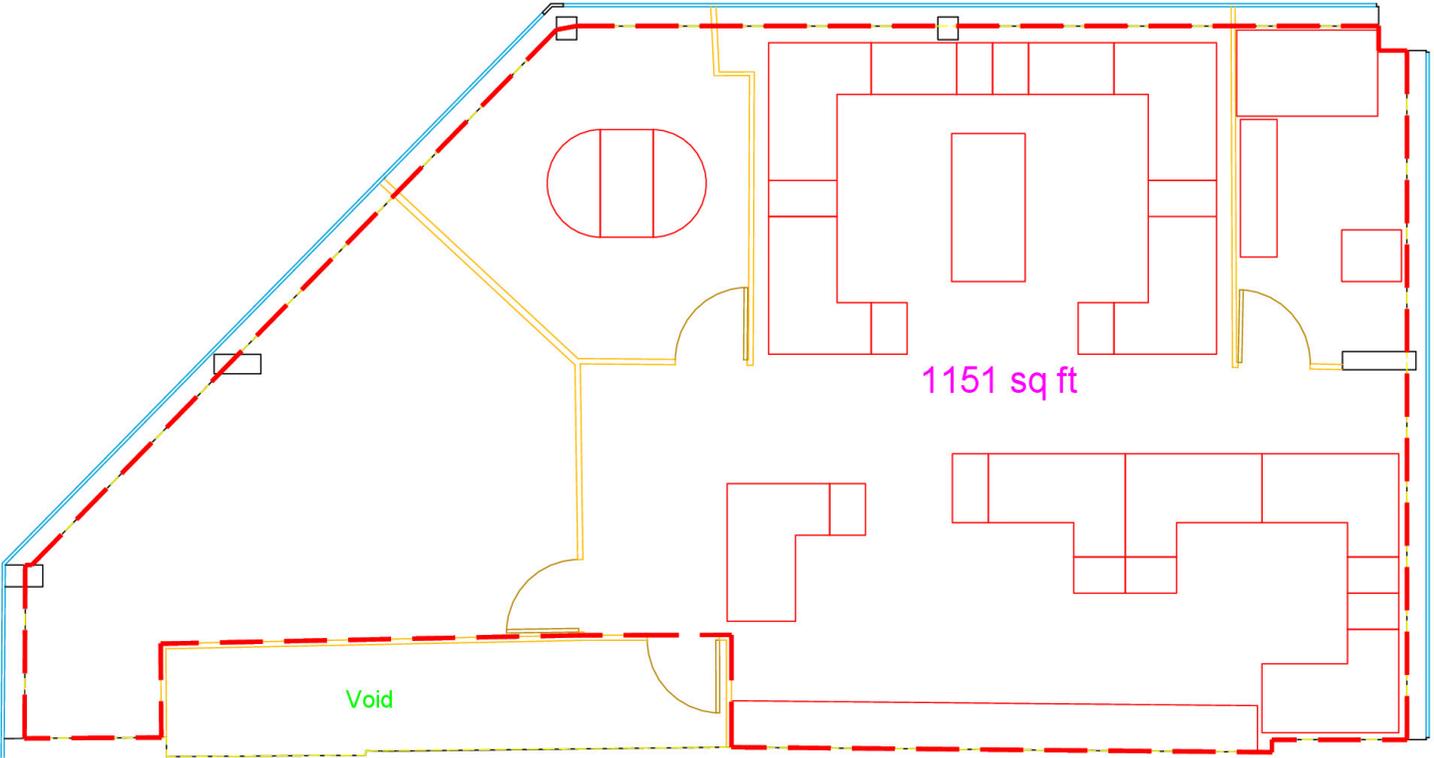
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Garage	1,274	118.36	Available
1st - Office	1,455	135.17	Available
Total	2,729	253.53	

Floor plan

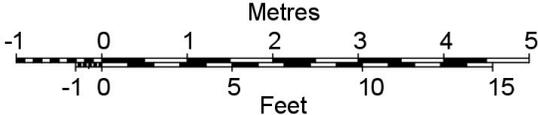
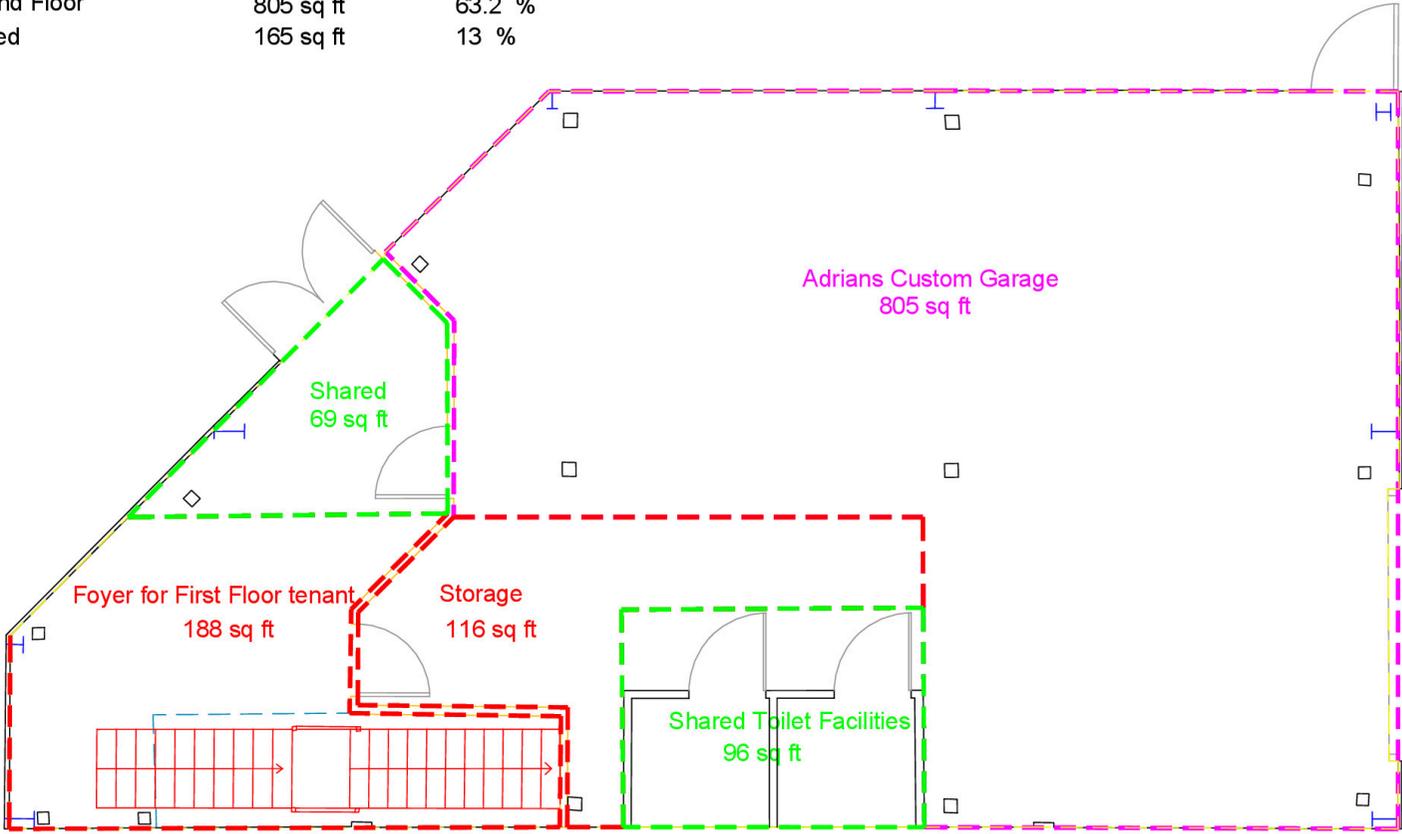
Overall Useable Area 1151 sq ft 100%
SLC 1151 sq ft 100%



OFFICE FIRST FLOOR PLAN Scale 1:50

Floor plan

Overall Useable Area	1274 sq ft	100%
First Floor	304 sq ft	23.8 %
Ground Floor	805 sq ft	63.2 %
Shared	165 sq ft	13 %



OFFICE GROUND FLOOR PLAN Scale 1:50

