



Former Arriva Bus Garage

12 Smeaton Close, Coldharbour, Aylesbury, HP19 8UN

**Rarely Available 1.82 Acre
Bus Garage comprising an
Eight-Bay Roller Shutter
Warehouse, Wash Bay &
Steam Cleaning Facilities.**

1.82 Acres

(0.74 Hectares)

- Eight-Bay Roller Shutter Warehouse
- Suction Extraction for Exhaust Systems x8
- Dedicated Vehicle Wash Bay Facilities
- Steam Cleaning Facilities
- Excellent Road Connectivity - A41 (1 Mile)
- Aylesbury Railway Station (2 Miles)
- Well Connected to the M40 (Junction 8A – 16 Miles) and M1 (Junction 13 – 20 Miles)

Former Arriva Bus Garage, 12 Smeaton Close, Coldharbour, Aylesbury, HP19 8UN

Summary

Available Size	1.82 Acres
Rent	£200,000 per annum
Rates Payable	£43,780.22 per sq ft
Rateable Value	£166,000
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

A rare opportunity to acquire a substantial 1.82-acre self-contained former bus depot, offering a highly functional operational facility suitable for a wide range of transport, logistics, fleet maintenance, engineering, distribution and industrial occupiers.

The property comprises an eight-bay roller shutter warehouse/workshop together with a dedicated vehicle wash bay and steam cleaning facilities, offering a comprehensive base for vehicle maintenance and fleet operations. Externally, the site benefits from approximately 37,000 sq ft of secure surfaced yard, providing generous space for HGV and commercial vehicle parking, circulation, loading, operational storage and fleet marshalling.

The site is well suited to occupiers requiring a self-contained depot with excellent operational functionality and convenient access to the surrounding motorway network (M40 / M1).

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Size	Availability
Building - Warehouse	Building	Warehouse	12,697 sq ft	Available
Building - Wash Bay	Building	Wash Bay	2,307 sq ft	Available
Building - Office	Building	Office	1,000 sq ft	Available
Outdoor - Steam Cleaning Station	Outdoor	Steam Cleaning Station	1,310 sq ft	Available
Outdoor - Storage	Outdoor	Storage	37,000 sq ft	Available

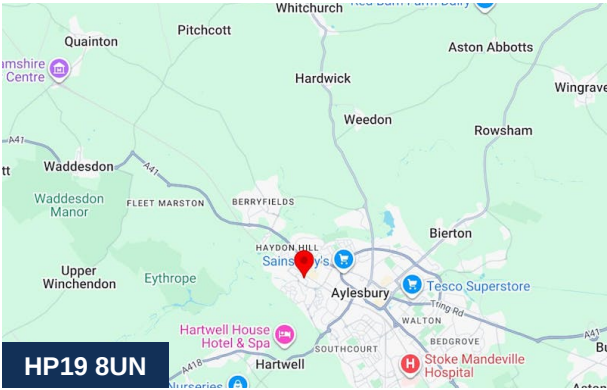
Location

The property occupies an established commercial location within Aylesbury, benefiting from excellent connectivity to the regional and national road network.

The A41 is located approximately 1 mile from the property, providing direct access to the M40 (Junction 8A) approximately 16 miles to the south, the M25 (Junction 20) approximately 23 miles to the east and the M1 (Junction 13) approximately 28 miles to the north-east. The nearby A418 also provides convenient routes towards Milton Keynes, Leighton Buzzard and the wider Buckinghamshire region.

Aylesbury town centre is situated approximately 1.5 miles to the south-east, providing an extensive range of retail, leisure, banking and food & beverage amenities.

Aylesbury Railway Station, approximately 2 miles away, offers regular services to London Marylebone in approximately one hour, together with direct connections to



Viewing & Further Information



George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



Daniel Moriarty
020 8429 9009 | 07907 703 640
daniel@davidcharles.co.uk



Tom O'Malley
020 8429 9005 | 07522 700 508
tom@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/08/2026

Oxford, Princes Risborough and Bicester.

The property's central position within Buckinghamshire provides an excellent base for businesses serving London, the Thames Valley, Oxfordshire, the Midlands and the wider South East.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant will be responsible for these costs.

