



Unit 2 Lodge Yard

Bicester Road, Aylesbury, HP18 0QJ

MODERN INDUSTRIAL / STORAGE UNIT

2,240 sq ft
(208.10 sq m)

- LED Lighting
- Kitchen
- Skylights
- Mezzanine
- Electric roller shutter
- Car parking
- The unit is available for storage use only.

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Summary

Available Size	2,240 sq ft
Rent	£22,500 per annum
Rateable Value	£13,250 Small Business Rates Relief Direct with Buckinghamshire Council
Service Charge	£2,000 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	D

Description

Unit 2 Lodge Yard comprises a well-presented light industrial / storage unit. The property is located within a secure gated site and benefits from two parking spaces directly outside the unit, including one allocated space and additional visitor parking.

The unit is of brick construction with a solid concrete floor and is accessed via an electric roller shutter door (approximately 3.4m high x 3.0m wide) together with a separate pedestrian access door.

Internally, the accommodation is fitted with LED lighting, skylights, single-phase power, plug points throughout, BT broadband, a kitchenette and WC facilities. The first floor mezzanine, with a loading capacity of approximately 500 kg per sq m, provides practical ancillary storage space. The internal height is approximately 2.66m to the underside of the mezzanine and 4.0m from the mezzanine to the roof.

Location

Unit 2, Lodge Yard is located just off the A41 at Woodham, behind the Aylesbury Mazda garage, providing convenient access to the regional road network. The property is situated approximately 8 miles from Bicester and 14 miles from Aylesbury.

Aylesbury, the County Town of Buckinghamshire, lies approximately 44 miles north-west of central London, 23 miles from Oxford, and 15 miles south of Milton Keynes. The town benefits from excellent road communications, positioned at the junctions of the A41, A413 and A418, offering direct links to the M40, M1 and M25 motorways, all of which are within an approximate 20-minute drive.

Accommodation

The accommodation comprises the following areas:

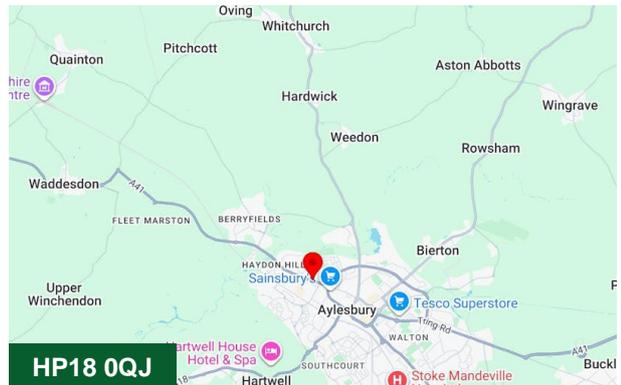
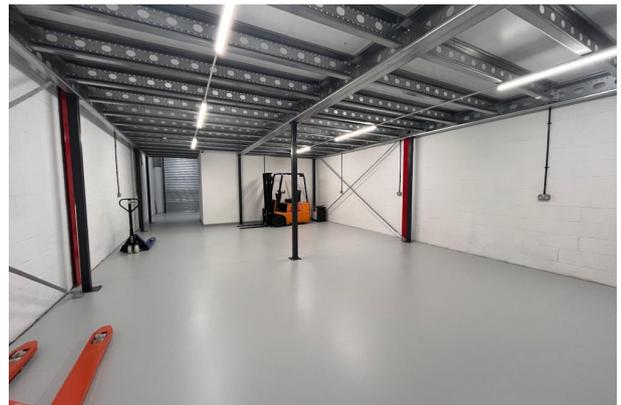
Name	sq ft	sq m	Availability
Ground	1,296	120.40	Available
Mezzanine	944	87.70	Available
Total	2,240	208.10	

Terms

New lease to be agreed direct with the landlord

Money Laundering and Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



Viewing & Further Information



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