

19-21 MARCH PLACE

Gatehouse Industrial Area, Aylesbury, HP19 8UG

FOREST REAL ESTATE INCORPORATING Smiddy & Co

Freehold Industrial Site For Sale

14,300 SQ FT

Summary

Available Size	14,300 sq ft
Price	£1,850,000
Rates Payable	£27,694 per annum
VAT	Not applicable
EPC Rating	E

Key Features

- Freehold
- 0.7 acre site area
- 3 adjoining buildings
- Extensive yard/parking
- 3 x loading doors
- Eaves height of 25ft (7.6m)
- Being sold with vacant possession
- May suit owner occupiers as well as investors

Description

An opportunity to acquire a highly desirable freehold site of 0.7 acres in Aylesbury. The site comprises three well-maintained and versatile buildings, encompassing a total of 14,300 square feet.

This freehold site features a terrace of three similar-sized buildings, offering endless possibilities for customisation and expansion. With their flexible layout, the buildings can be easily combined to create a larger open-plan warehouse, providing a spacious and efficient workspace.

Location

Situated in Buckinghamshire, Aylesbury enjoys a strategic location within close proximity to major cities and transport links. The town's accessibility to London, Oxford, and Milton Keynes opens doors to a vast customer base, potential investors, and valuable business connections. Aylesbury's location facilitates convenient travel and efficient logistics, allowing businesses to seamlessly expand their reach and operations.

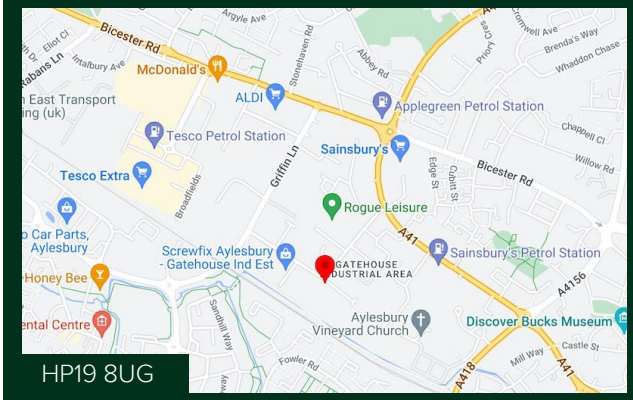
Road Networks: Well-maintained roads, including the A41 and A418, offer smooth travel to key business destinations like London, Oxford, and Milton Keynes.

Rail Links: Aylesbury's robust rail infrastructure connects to major cities, including regular services to London Marylebone, ideal for businesses requiring access to the capital.

Transport Network: A comprehensive public transport network, including a well-coordinated bus service, ensures convenient transportation for residents and businesses.

Accommodation

Name	sq ft	sq m	EPC
Unit - 19	6,483	602.29	E
Unit - 20	3,867	359.26	E
Unit - 21	3,950	366.97	C
Total	**14,300**	**1,328.52**	







Viewing & Further Information

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Video

- Video Tour -

  https://drive.google.com/file/d/1MYsbpViJPbvz0TJKTmUI2CAoi9ca0X0r/view

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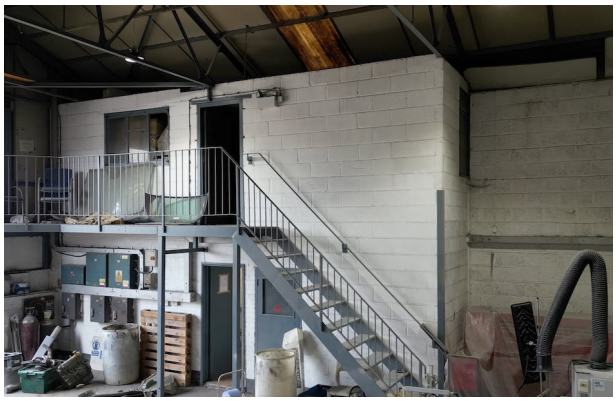
PANEL SHOP





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