

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
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FIELDS

commercial property
land and new homes

To Let / For Sale

Unit 1, Haybarn Business Park, Cublington Road, Aston Abbotts, HP22 4ND



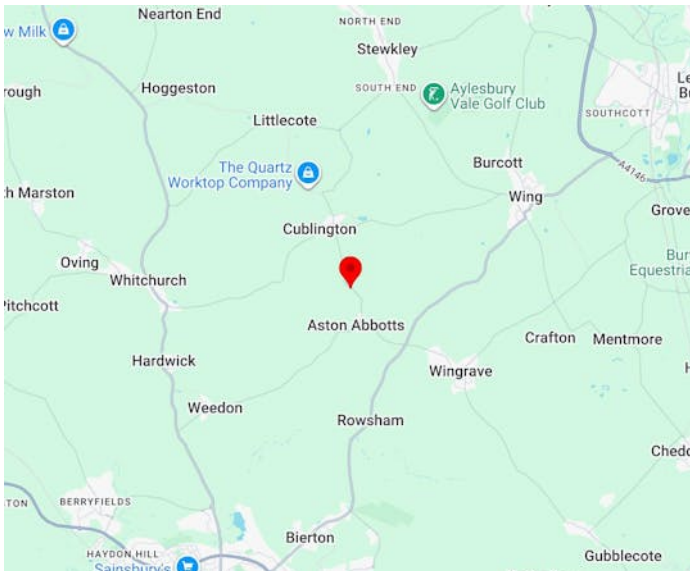
**Well Specified Starter Industrial / Warehouse Unit 1,800 Sq Ft GIA
With Excellent Parking On Small Private Estate**

Size: 1,800 Sq Ft
Rent: Rent On Application
Price: Price On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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Features:

- Well-specified starter Warehouse / Industrial Unit 1,800 Sq ft GIA
- Warehouse, offices, kitchen, male & female WC's
- 3-phase power, 3m eaves rising to 5m, loading door, painted floor, LED lighting
- 6 allocated parking spaces

EPC - C (67)

Location

Aston Abbots is a village and civil parish in Buckinghamshire. It is about 4 miles north-east of Aylesbury and 2.5 miles south-west of Wing.

Description

A well specified warehouse / industrial unit 1,800 Sq ft GIA.

Warehouse, assembly, and kitchen 1,180 Sq ft, including Warehouse 830 Sq ft, Office/Assembly, Kitchen and Entrance 350 Sq ft.

3m eaves rising to 5m, 3 phase power, loading door, LED lighting.

First floor Offices of 620 Sq ft, mixed open-plan and private office.

Male and female WCs.

6 allocated parking spaces.

Attractive semi-rural location on small estate with excellent parking provision.

Rates

The property lies within the rating area of Aylesbury Vale District Council, according to which the rateable value is as follows:

Rateable value - £11,750 (2023 onwards)

Rates payable - £6,521.25 (2025-2026)

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

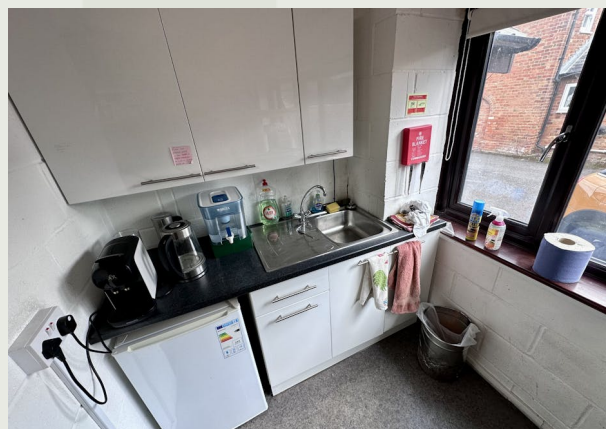
RENTAL: £On application

FREEHOLD: £On application

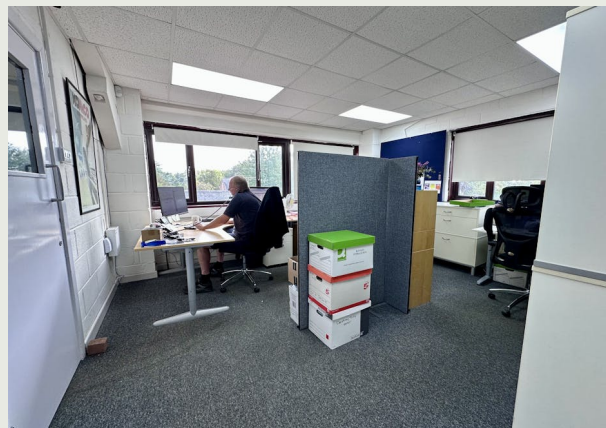
SERVICE CHARGE: £1,000 per annum, covering landscaping and clearing of septic tank.

Viewings

Strictly by appointment via Fields



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