



Unit 1, Space Business Centre, Smeaton Close, Aylesbury, HP19 8FJ

**For Sale | 446 sq ft**

INDUSTRIAL UNIT FOR SALE



## Unit 1, Space Business Centre, Smeaton Close, Aylesbury, HP19 8FJ

### FOR SALE

#### Summary

- Size: 446 sq ft
- Price: £140,000 Plus VAT.
- Rates payable: £4,091.80 per annum From April 2026
- Rateable value: £8,200
- EPC: C (58)

#### Further information

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

#### Viewings and Further Information

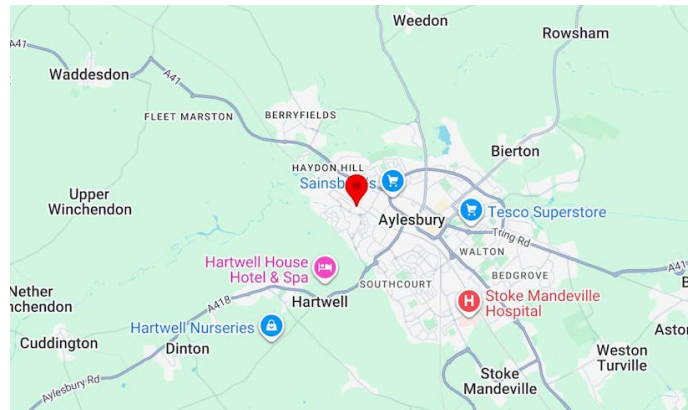


Neave DaSilva  
07827 908926 | 07827 908926  
nds@chandlergarvey.com



James Garvey  
07471996320  
jg@chandlergarvey.com

[www.chandlergarvey.com](http://www.chandlergarvey.com)



#### Specification

- Suitable for industrial, workshop/project, warehouse, storage and office use.
- Amenity block including shower, WC and kitchen facilities
- Electric roller door
- Flexible mezzanine level
- Dedicated unit and visitor parking

#### Description

Space Business Centre comprises of 43 units, the units are of modern construction, having been built in 2009.

The unit benefits from natural lighting, dedicated unit & visitor parking, individual loading/front door access to each unit, amenity block inc. showers, 24/7 access, security barrier & cctv. The unit is fitted with a mezzanine floor and is suitable for multiple uses, which include industrial, workshop, project space, warehouse, storage and office.

The property is available for purchase on a long leasehold basis, 150 years from 5th March 1999



#### Location

Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes

#### VAT

Applicable. VAT is payable on the purchase price.

#### Legal fees

Each party to bear their own costs

