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TO LET



## Units 2 & 3 Stocklake Park Ind Est

Farmbrough Close, Aylesbury, HP20 1DQ

### INDUSTRIAL UNITS WITH YARD

**8,172 to 16,409 sq ft**  
**(759.20 to 1,524.45 sq m)**

- **Covered loading bay**
- **Allocated parking to front**
- **24/7 on-site security**
- **Ground & first floor offices in each unit**
- **Easy access to A41**
- **Scope to split or let as whole**

# Units 2 & 3 Stocklake Park Ind Est, Farmbrough Close, Aylesbury, HP20 1DQ

## Summary

<b>Available Size</b>	8,172 to 16,409 sq ft
<b>Rent</b>	£93,000 per annum Rent per unit - Plus service charge and VAT
<b>Rates Payable</b>	£46,080 per annum 2023
<b>Rateable Value</b>	£90,000
<b>VAT</b>	Applicable
<b>EPC Rating</b>	D (99)



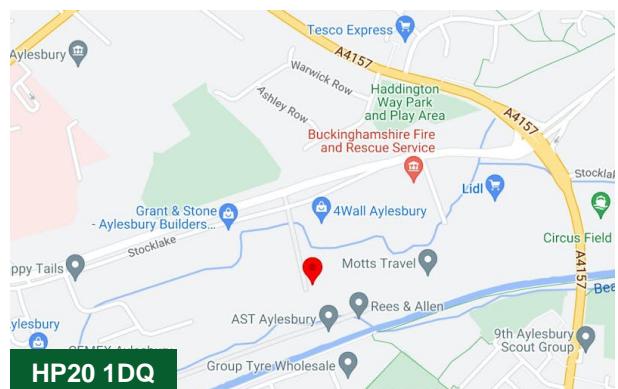
## Description

Stocklake Park Industrial Estate comprises four terraces of modern steel frame industrial units with brick & metal cladded elevations. The units benefit from ground and first floor offices with covered loading bays to warehouse, accessed through the ground floor office, & allocated parking. There is also ample parking on the estate as well as 24/7 security and it is in easy access to the A41. Unit 2 is 8,172 sq. ft and Unit 3 is 8,237 sq. ft - combined 16,409 sq. ft



## 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. Stocklake Park is conveniently located a short distance off the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.



## Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent (sq ft)	Availability
Unit - 2	Industrial	8,172	759.20	£11.20	Available
Unit - 3	Industrial	8,237	765.24	£11.20	Available
<b>Total</b>		<b>16,409</b>	<b>1,524.44</b>	<b>£11.20</b>	

## Viewing & Further Information

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