



## Unit 8

Fleet Marston Farm, Fleet Marston, Aylesbury, HP18 0PZ

### **REFURBISHED INDUSTRIAL/STORAGE UNIT**

**2,000 sq ft**  
(185.81 sq m)

- Fully refurbished industrial/warehouse unit
- Eaves height minimum 4m to maximum 5.8m
- 3-phase electricity
- Kitchen and WC
- Parking
- No motor trade
- Newly laid epoxy resin floor coating

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## Summary

Available Size	2,000 sq ft
Rent	Rent on application
Rates Payable	£4,790.40 per annum 2023. You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses. Please contact the Local Authority for further details.
Rateable Value	£9,600
Service Charge	included in rental quoted
VAT	Applicable. VAT is payable on the rent and service charge
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises a fully refurbished industrial/storage unit in rural location with excellent links to Aylesbury just off the A41.

This established industrial estate offers good transport links and high quality industrial units. Rent is inclusive of servic charge and water rates and each unit has a submeter for accurate electricity billing.

Internally the property benefits from an electric roller shutter door, toilet and kitchen to the rear and fully insulated roof. Eaves height 5.8m max. 3 Phase electric. Parking available. Site opening hours 6am-7pm Monday-Saturday. No access on Sunday. No overnight parking. No motor trade.

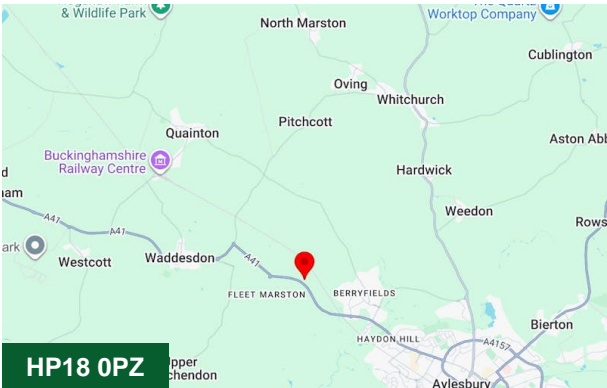
The property is available on flexible terms with a rent on application.

## Location

Fleet Marston is located 2.5 miles northwest of the centre of Aylesbury. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes.

## Terms

A new lease is available direct from the Landlord.



## Viewing & Further Information



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