



12 Smeaton Close, Aylesbury, HP19 8UP

To Let | 18,045 sq ft

WAREHOUSE WITH LARGE SECURE YARD



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TO LET

Summary

- Service charge: n/a
- Size: 18,045 sq ft
- Rent: £230,000 per annum
- Rates payable: £79,680 per annum
- Rateable value: £166,000
- EPC: C (65)

Further information

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

Viewings and Further Information



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Specification

- 1.82 Acres
- Substantial self-contained former bus depot
- Large secure yard with excellent vehicle access
- Workshop accommodation with vehicle inspection pits
- Two storey offices within the main warehouse building

Description

The property comprises a substantial former bus depot with workshop, office and ancillary accommodation, plus a large secure yard. It offers a rare opportunity to acquire a self-contained commercial site suitable for various industrial uses, subject to consents.

The main workshop accommodation benefits from vehicle inspection pits and is well suited to automotive, transport, engineering and other workshop-based uses. Additional accommodation includes offices, staff welfare facilities, storage and a separate former bus wash building.

The site benefits from good vehicle access and extensive secure yard space, providing generous circulation, parking and external storage areas.



Location

The property benefits from excellent road communications, with convenient access to the A41, which provides connections towards the M25 and London to the south and Bicester/M40 to the north. The A413 and A418 are also readily accessible, providing connections towards Buckingham, Milton Keynes, Thame and Oxford.

Aylesbury railway station is approximately 1.2 miles away and provides direct Chiltern Railways services to London Marylebone, with journey times of around 55 minutes. Aylesbury Vale Parkway is also approximately 1.1 miles from the property. Local bus services are available from Smeaton Close and the surrounding area.

The location also benefits from easy access to Aylesbury town centre and nearby retail and staff amenities.

VAT

Applicable

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Main warehouse and office building	14,913	1,385.46	Available
Unit - Bus wash building	2,068	192.12	Available
Ground - Office	1,064	98.85	Available
Total	18,045	1,676.43	





