



THE HANGAR, WORMINGHALL ROAD, OAKLEY, AYLESBURY HP18 9UL

WAREHOUSE PREMISES

- Height to eaves 8.65m
- Loading to front and rear with large concrete aprons to both
- 3-phase electricity
- EPC rating C

Contact Clive Thompson

Brown & Co Banbury

01295 220206/07733 122017

clive.thompson@brown-co.com

TO LET FROM £140,000 PAX

2,601.20 sq m [28,000 sq ft]

2.90 acres [1.1725 hectares]

BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

The Hanger is located just outside the village of Oakley and within approximately 6 miles of Junction 8 of the M40 and 10 miles Junction 9 at Bicester. Oxford is approximately 10 miles to the west with Thame 6 ½ miles away and Aylesbury approximately 15 miles away.

DESCRIPTION

The detached property was a former World War II aircraft hangar which has been re-roofed recently and benefits from a generous concrete hard-standing area both to the front and rear of the property with a new concrete road accessing both front and rear. The property has a steel frame with steel truss roof which is overlaid with profile steel elevations. More particularly, the property features the following: -

- 3-phase electricity
- Eaves height to underside of steel trusses 8.65m
- Full height loading doors to front and rear currently includes basic portable cabin office area
- Heavy duty concrete screed floor with large concrete area to both front and rear
- EPC rating is C valid until June 2030

ACCOMMODATION

All measurements are taken on a gross internal area basis.

	m ²	ft ²
Hangar	2,601.20	28,000

SERVICES

We understand that there is mains water and electricity, and mains drainage. There is no gas available. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

The rateable value with effect from 1st April 2024 is £60,000. We estimate that rates payable will be £32,760 currently.

SERVICE CHARGE

We are not aware of there being a service charge.

EPC RATING

The property has an EPC rating of C.

RENT

The premises will have a stepped rental as follows:-

- Year 1 - £140,000 per annum exclusive.
- Year 2 - £168,000 per annum exclusive.
- Years 3-5 - £196,000 per annum exclusive.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 5-Apr-24.

TERMS

The length of lease is to be agreed by negotiation.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

It is understood that VAT is applicable.

VIEWING & FURTHER INFORMATION

Viewing strictly by appointment with the sole letting agent:-

Clive Thompson
Tel 07733 122017
Email clive.thompson@brown-co.com

