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FIELDS

commercial property
land and new homes

To Let

**Units 22 And 23 Vale Industrial Estate, Southern Road, Aylesbury, HP19
9EW**



A Block Of Industrial Units To Be Let As A Whole

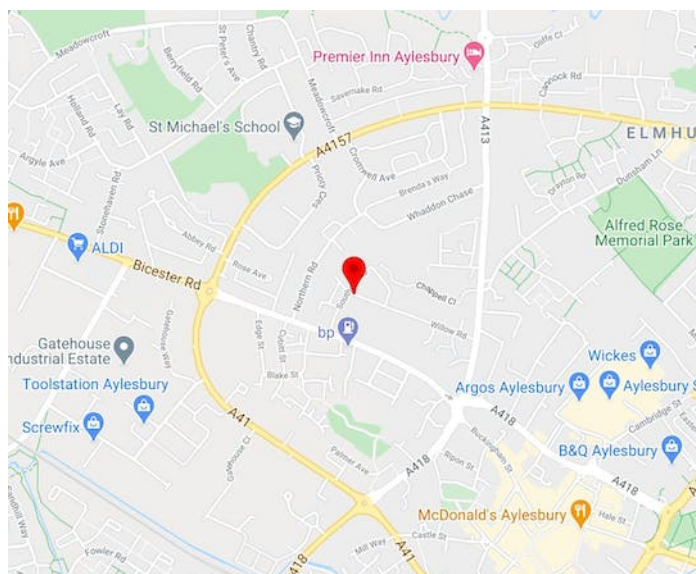
Size: 4,042 - 36,284 Sq Ft

Rent: Rent On Application

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Location

The Vale Estate is centrally-located off Southern Road, which in turn is off the Bicester Road, leading to the major ring road of the town.

Description

A block of Industrial Units, being part of a small estate of similar properties:

UNIT 22&22a: 25,924 sq ft

UNIT 22b: 4,042 sq ft

UNIT 23: 6,318 sq ft

Rent per annum, subject to VAT

The construction is low-maintenance profile clad elevations under a lined and insulated roof.

The units will benefit from yard space.

Features:

- Industrial Units combining to 36,284 sq ft
- The units are to be refurbished
- 3 phase power + good on-site parking
- Electric roller shutter doors
- 5.2m to 5.8m minimum eaves height

Rates

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value - Individual units to be advised

Rates payable - Individual units to be advised

Terms

New leases are available.

RENTAL: POA

The units will be subject to a service charge, information available on request

Viewing

Strictly by appointment with the agent.

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