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**FIELDS**

commercial property  
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# To Let

Various Units, Vale Industrial Estate, Southern Road, Aylesbury, HP19 9EW



**4 Units Of Various Sizes Becoming Available Between May And August 2024**

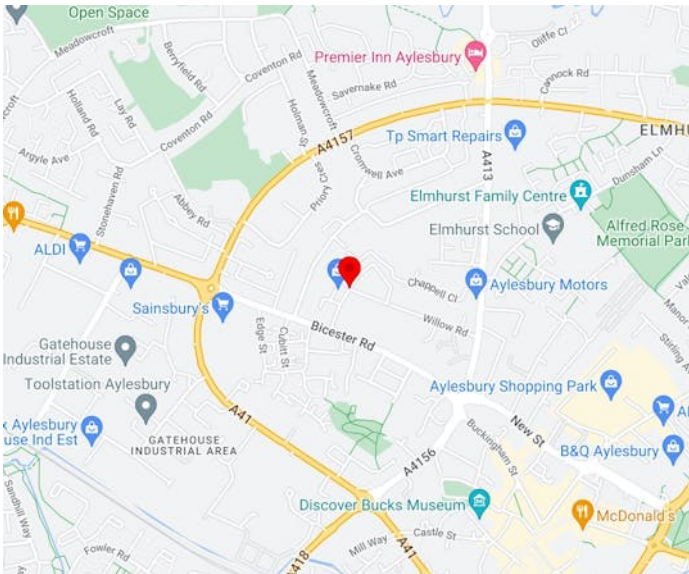
**Size: 1,561 - 3,189 Sq Ft**

**Rent: £14.50 - £16.50 Per Sq Ft**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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## Features:

- 4.2m minimum eaves height
- Modern industrial warehouses
- Allocated parking
- 4 Units becoming available
- 1,561 Sq ft - 3,189 Sq ft
- Roller shutter doors

EPC - D (73)

## Location

Aylesbury is located approximately 44 miles northwest of central London, 23 miles from Oxford, 15 miles from Milton Keynes. Good motorway access to the M1 and M40 is available via the A41 and A418. The mainline railway station with service to London Marylebone is within a few minutes drive.

## Description

We have 4 modern industrial warehouse units available on the Vale Industrial Estate which comprise modern single storey terraced buildings of steel portal frame construction.

All the units come with allocated parking and W/C's within the units.

Unit 4 - 2,466 Sq ft, available July 2024  
Unit 9 - 2,470 Sq ft, available May 2024  
Unit 16 - 1,561 Sq ft, available August 2024  
Unit 26 - 3,189 Sq ft, available after refurbishment

## Rates

The property lies within the rating area of Aylesbury vale, please enquire for specific business rates for each of the units.

## Terms

A new lease is available on all of these units at varying rates, please see below:

Unit 4 - £15 per Sq ft.  
Unit 9 - £15 per Sq ft.  
Unit 16 - £16.50 per Sq ft.  
Unit 26 - £14.50 per Sq ft.

A service charge of approx. £1.20 per Sq ft. is also payable on all units.

## Viewing

Strictly by appointment with the agent.

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