

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

6 Millennium Point, Broadfields, Aylesbury, HP19 8ZU



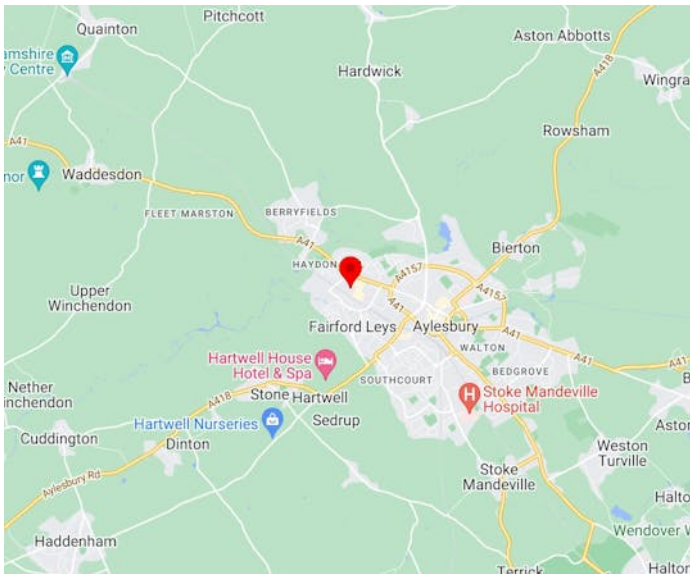
**Modern Industrial Warehouse With First-Floor Offices And Ample
Parking On Attractive Landscaped Business Park**

**Size: 6,623 Sq Ft
Rent: Rent On Application**

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

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.
Generated on 24/05/2024





Features:

- Warehouse of steel portal frame construction with 6m-8.4m eaves
- Well-fitted first floor Offices + Disabled WC on ground floor
- Gas-fired central heating, double glazing
- Good loading area and generous car parking on forecourt and yard

EPC - C (74)

Location

Aylesbury is located approx. 44 miles north-west of central London, 23 miles from Oxford and 15 miles south of Milton Keynes, situated on the junctions of the A41, the A413 and A416 with easy access to the M40, M1 and M25 motorways. Direct rail system to London Marylebone, journey time of approx. 55 minutes.

Description

The accommodation comprises Ground Floor of 6,180 sq ft, First floor of 443 sq ft, totalling 6,623 sq ft, (615.28 sq m) with a Reception area, Welfare / Kitchen and Toilets on the ground floor, plus Disabled WC.

The Warehouse has a roller shutter door, eaves height of 6 - 8.4m and high-level lighting installed.

The Offices feature suspended ceilings with integral lighting and gas central heating.

There are 14 car spaces and loading areas, plus a rear Yard area with vehicular access.

Rates

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

Rateable value - £48,750

Rates payable - £26,617.50 (2024-2025)

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

A new lease is available.

Rental: Rent on application

A service charge is payable.

Viewings

Strictly by appointment via Fields.

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk



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

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.
Generated on 24/05/2024



Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk



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

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.
Generated on 24/05/2024

