

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

FIELDS

commercial property
land and new homes

To Let

5 Telford Close, Aylesbury, HP19 9DZ



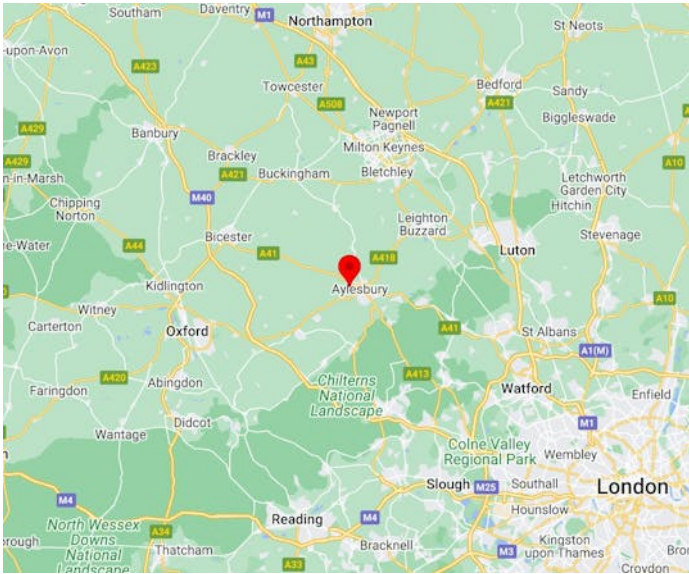
Modern Warehouse Unit With Adaptable Layout, Well-Specified Ground And First Floor Offices, 2 Mezzanine Floors, Excellent Parking And Yard.

Size: 13,500 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.
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Features:

- Modern warehouse unit with flexible layout 13,500 Sq ft GIA
- Well-specified ground and first floor Offices
- Two Mezzanine floors
- Good Parking and a Yard, total site area 0.73 acres

EPC - C (53)

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 unit is located off Brunel Road which links with Rabans Lane.

Description

A well specified warehouse unit constructed in 1998 measuring 13,500 Sq ft GIA.

6.5m eaves | 30kN/Sqm floor loading with power floated slab | 2 mezz floors | high bay lighting | loading door | kitchenette | WCs | racking available.

Ground and first floor offices with reception | WC's | Kitchen | air conditioning | LED lighting | suspended ceilings | gas CH.

Warehouse: 9,954 Sq ft including mezzanine of 2,357 Sq ft GIA & Offices: 3,546 Sq ft GIA.

Excellent parking & yard | site area: 0.73 acres.

Rates

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

Rateable value - £88,000

Rates Payable - £48,048 (2024-2025)

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

Terms

Lease: A new lease is available.

Rent: On application

VAT is applicable.

Viewings

Strictly by appointment via Fields.

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