

AVAILABLE  
AUGUST 2021

# UNITS TO LET

4,042 - 36,313 ft<sup>2</sup>  
(376 - 3,374 m<sup>2</sup>)



UNDER  
REFURBISHMENT



GOOD ACCESS TO  
M1 / M40 / M25



ONSITE  
CAR PARKING



INDICATIVE PHOTO



[www.ipif.com/the\\_vale](http://www.ipif.com/the_vale)

INDUSTRIAL / WAREHOUSE UNITS TO LET

**22-23 THE VALE INDUSTRIAL ESTATE**  
SOUTHERN ROAD, AYLESBURY, HP19 9EW





## LOCATION

Aylesbury is the County Town of Buckinghamshire, and is located approximately 44 miles northwest of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. There is good access to the M1, M40 and M25 motorways, via the A41 and A418. The town centre, bus station and mainline railway station (service to London Marylebone) are within a few minutes drive of the properties.

## DESCRIPTION

The Vale Industrial Estate is conveniently located approx ½ mile North West of Aylesbury town centre. Units 22-23 are of steel portal frame with 5.8m minimum eaves height, profile metal cladding incorporating lined and insulated roof, electrically operated sectional overhead loading doors, ground floor office/reception with separate personnel door, WC and car parking spaces.

## SPECIFICATION

- Electric roller shutter doors
- 3 phase electrics
- The whole to be refurbished
- Good onsite car parking
- 5.2 - 5.8m minimum eaves height
- Potential to provide secure yards with some of the units

## ACCOMMODATION

**UNITS AVAILABLE SEPERATELY AS BELOW OR COMBINED.**  
Available accommodation comprises the following gross internal areas:

UNIT	FT <sup>2</sup>	M <sup>2</sup>
22 & 22a	25,953	2,411
UNIT	FT <sup>2</sup>	M <sup>2</sup>
22b	4,042	376
UNIT	FT <sup>2</sup>	M <sup>2</sup>
23	6,318	587
<b>TOTAL</b>	<b>36,313</b>	<b>3,374</b>

## LEASE TERMS

The units are available on new full repairing and insuring leases.

## BUSINESS RATES

Rateable Values: TBC

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

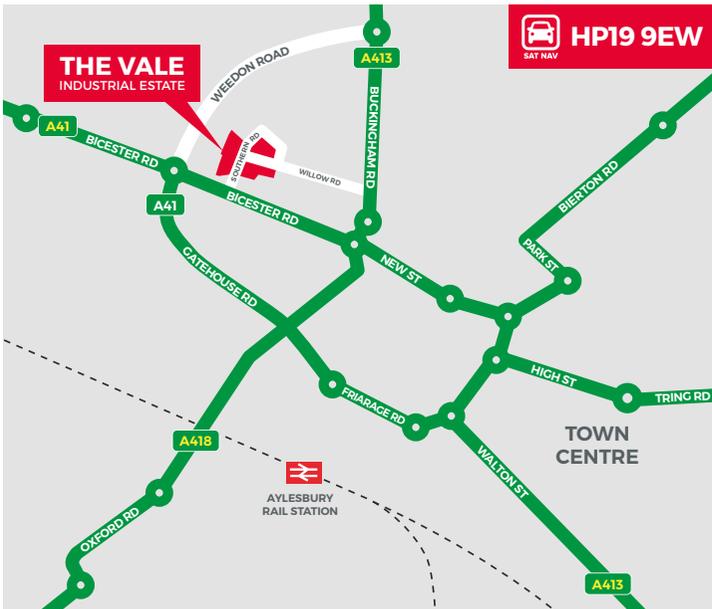
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPC will be re-assessed on completion of the refurbishment works.



On behalf of the Landlord

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