



## **BT Fleet Site, Griffin Ln, Aylesbury HP19 8BW**

**12,916ft<sup>2</sup> (1,200m<sup>2</sup>)**

- **Modern car workshop / warehouse opportunity**
- **On a secure site with excellent yard & parking**

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## Industrial building available for lease

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### Property Description

The property is a stand alone former car workshop and HGV testing facility positioned at the back of the BT Fleet site off Griffin Lane in Aylesbury.

The units are an amalgamation of ages including a modern high bay workshop facility with LED lighting, electric heaters, 5.5m eaves, 4 level access loading doors. The unit is connected to a lower 5.1m ancillary warehouse space with concertina doors and a reception, toilets, kitchen and break out zone with mezzanine above. To the far side of the property is a 5.1m eaves HGV testing bay with inspection pit in situation.

The property has designated car parking and yard areas.

### Specification

- 5 level access doors
- 4 concertina doors
- Eaves height of 5.1m to 5.5m
- Large external secure yard space
- Excellent car parking area
- HGV testing bay with inspection pit
- External Wash down area with drainage
- Ground floor reception with ancillary office space
- Kitchen & WC facilities

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

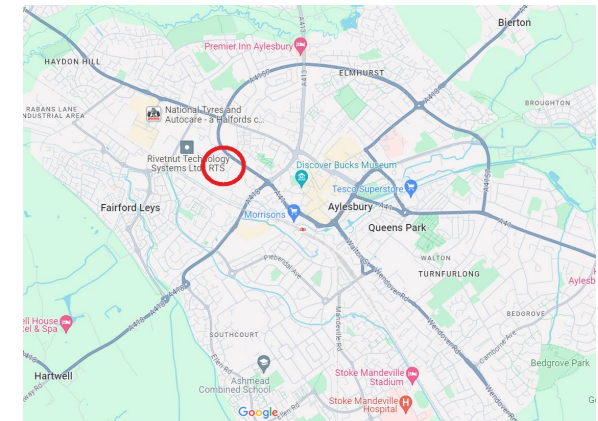
Area (GIA)	Sq ft	Sq m
Modern Workshop	4,757	442
Warehouse & Ancillary	5,382	500
HGV Testing Bay	2,777	258
<b>Total</b>	<b>12,916</b>	<b>1,200</b>

### Location

Located on the well established Griffin Lane Industrial Estate in the heart of Aylesbury. The site is well connected back to the A41, A418 and A4157 which connected the site to wider Buckinghamshire and the M25 / London to the South.

The site is 1.2 miles North of Aylesbury Train Station, which provides a direct train link under 1 hour to London Marylebone.

There are a number of amenities in walking distance including Tesco, McDonalds, Aldi, Sainsburys and more.



### VAT

VAT if applicable will be charged at the standard rate.

### EPC

The property has an EPC of D-93

### Business Rates & Service Charge

On request from the marketing agents.

### Tenure

The unit is available by way of a new FRI lease on terms to be agreed.

### Rent

Available upon request from the marketing agent.

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# Get more information

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