

Vacant Long Leasehold Warehouse For Sale

4-5 Edison Road, Aylesbury, HP19 8TE – Guide Price £495,000

BWP



Summary:

- An opportunity to acquire a light industrial unit on the Rabans Lane Industrial Estate in Aylesbury.
- The property is held on Lease expiring 26th July 2079 (57 Years Unexpired), the freeholder is Buckinghamshire Council.
- Formally used as a precision tuning and maintenance head quarters for a Private Porsche racing team.
- The building extends to approx. 8,109 sqft
- Fully fitted rolling road & extraction system.
- Full height shutter door.
- Secure gated front compound providing parking for a significant number of vehicles.
- Ancillary & office accommodation.
- Vacant and available with vacant possession.
- The Property is elected for VAT.

We are instructed to offer the property for sale at a Guide Price of £495,000 for the Long Leasehold interest. Subject to Contract. (exclusive of VAT).

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Description:

4-5 Edison Road is a vacant traditionally built steel framed warehouse unit built in the 1980's and formally used by G-Force motor sport for precision Porsche tuning and maintenance. The building measures approx. 8,109 sqft GIA and sits on a 0.33 acre site, the maximum eves height is 4.85 meters. It is constructed of traditional steel frame with full height roller door, main service area which once contained a number of hydraulic lifts and service bays, a large mezzanine floor together with office space and ancillary accommodation. There is also a fitted rolling road together with extraction system although this has not been tested by the agents.

Outside the site is secured via a chain link security fence and lockable double gate, together with a large forecourt to the front of the property measuring approx. 4,115 sqft.

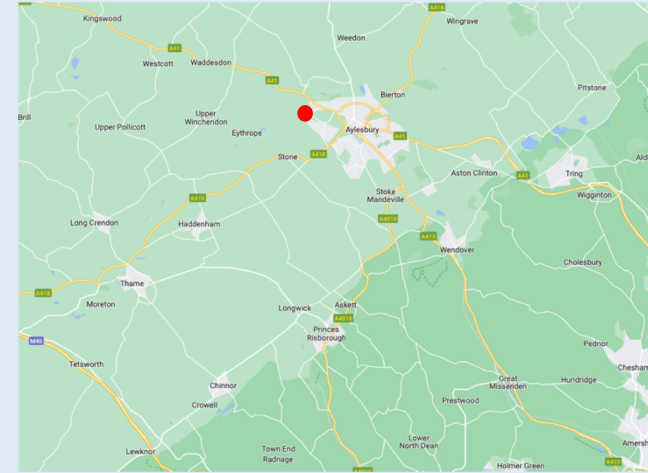
Location:

The site fronts onto Edison Road which forms part of the Rabans Lane Industrial area 2 miles to the west of Aylesbury town centre. The estate is popular with both local independent companies as well as international firms and forms the main commercial estate in the region.

Aylesbury which is the county town of Buckinghamshire is located approx.



Main Vehicle Service Bay Area & Roller Door



NB. Location plan for identification only. © Crown Copyright OS 0100055500

16 miles south of Milton Keynes, 13 miles north of High Wycombe and 21 miles east of Oxford. The area is also synonymous with motorsport being only a 40 minute drive from Silverstone Race Circuit.

Connections:

The site is very well connected being situated between the M25, M40 and M1 motorways, (M40 Junction 8A - 15 Miles, M1 Junction 11A - 21 miles, & M25 Junction 20 - 21 miles)

Aylesbury Vale Parkway Station which is part of the Chiltern Line into London Marylebone is located 1.6 miles to the North West of the site or 6 minutes by car.

Proposal:

We are instructed to offer the property for sale at a Guide Price of £495,000 for the leasehold interest. Subject to Contract. (exclusive of VAT).

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Tenure:

The property is held on a 95 year lease from 27th July 1984 which expires on 26th July 2079, the freeholder is Buckinghamshire Council.

The tenant has the right to extend the lease for a further 30 years from the expiration of the term. Notice must be serviced on the Council no more than five years or not less than one month before the expiration of the term.

A rent of £8,140 + VAT per annum is payable, quarterly in advance, to the freeholder. The rent is reviewed on a 10-year pattern, with the next review date is 27th July 2024. A copy of the lease is available on request.

Rates:

The property has a ratable value of £32,250. Interested parties should make their own enquiries for rates payable direct with Buckinghamshire County Council.

Planning/Use:

The permitted use of the property is for light engineering or warehousing including ancillary offices.

VAT:

We understand the property is elected for VAT.



Main Vehicle Service Bay Area & Rolling Road



NB. The plan for identification only. © Crown Copyright OS 0100055500

Area Schedule:

4-5 Edison Road	Sq m	Sq Ft
Workshops	500.83	5,390.94
Office/Ancillary	79.36	854.23
Stores	32.17	346.33
Mezzanine Storage	141.03	1518.12
COMBINED TOTAL:	753.40 Sqm	8,109.63 Sq Ft

n.b. Information provided by the Vendor, not inspected or verified by BWP Commercial Property.

Energy Performance Certificate:

EPC - TBC

Further Information:

For further information or an appointment to view please contact:

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