

PROMINENT TRADE COUNTER UNIT

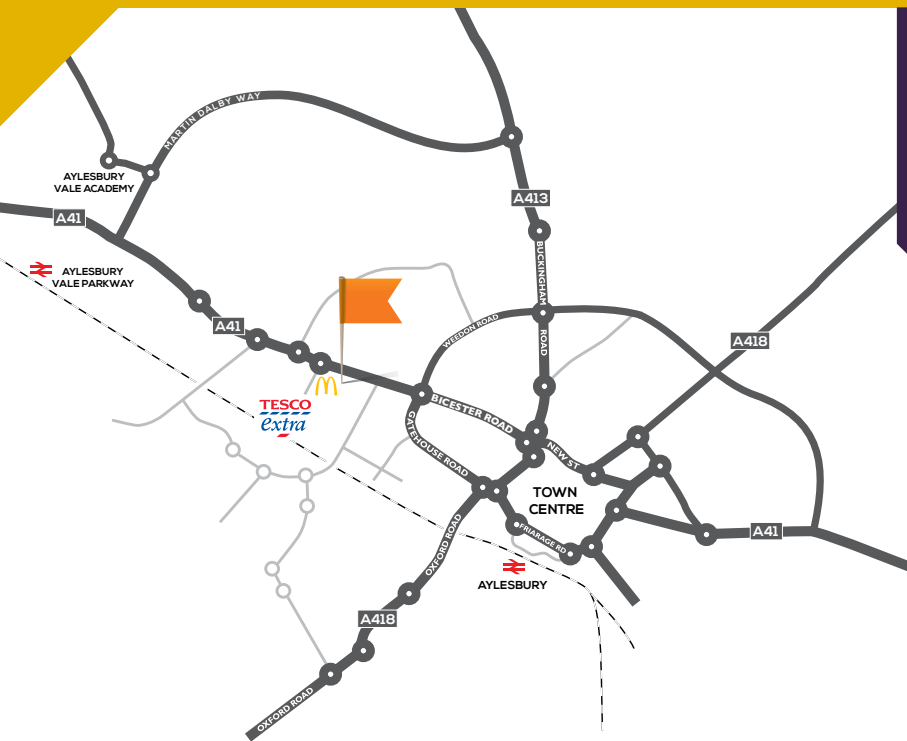
BICESTER ROAD // AYLESBURY // HP19 8FN



- PRIME ROAD FRONTAGE
- SINGLE ROLLER SHUTTER DOOR TO REAR
- SEPARATE YARD AND PARKING AREAS
- HIGH PARKING PROVISION.



**PRIME TRADE COUNTER UNIT
TO LET 5,676 SQ FT (527 SQ M)**



DRIVE TIMES

Aylesbury Station	5 mins	(0.9 miles)
M40 (J8A)	24 mins	(14.6 miles)
Bicester	30 mins	(16 miles)
Hemel Hempstead	37 mins	(21 miles)

ACCOMMODATION

GROUND FLOOR	4,191 SQ FT	389.33 SQ M
MEZZANINE	1,485 SQ FT	137.98 SQ M
TOTAL	5,676 SQ FT	527.31 SQ M

BUSINESS RATES

The Rateable Value for the unit is £39,500.

EPC

D-82.

RENT

On application

SERVICE CHARGE

A service charge is payable for the maintenance and repair of common areas.

TERMS

The property is available to let on a new FRI lease.

LEGAL COSTS

Each party to bear their own legal costs.



LOCATION

Prime south east trade counter unit benefitting from strong road frontage onto Bicester Road, Aylesbury. The property is located within the heart of Aylesbury's industrial area benefitting from strong transport links into Aylesbury and the surrounding area. By rail the town benefits from a frequent Chiltern Line service to London Marylebone with a journey time of approximately one hour.

DESCRIPTION

The unit comprises a large open plan trade counter/reception area to the front of the building with storage within the warehouse to the rear. Externally, the unit benefits from a service yard to rear with customer parking to the front.

VIEWING

Solely available through the joint agents.

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