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FIELDS

commercial property
land and new homes

To Let

Unit 3 Hayloaders Works, Wotton, Brill, HP18 9UB



Cost Effective And Functional Industrial / Warehouse Unit Of 13,225 Sq Ft GIA With Rear Yard

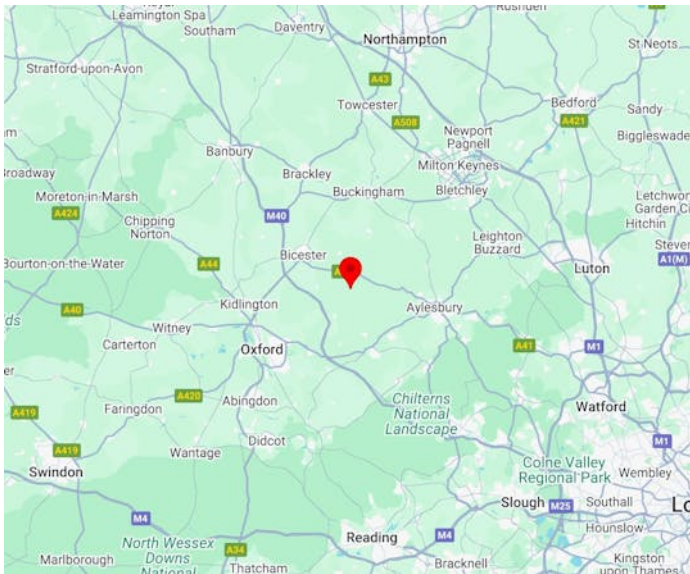
Size: 13,225 Sq Ft

Rent: £95,000 Per Annum

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:

- Functional cost effective detached Industrial / Storage unit on secure estate
- 13,225 Sq ft GIA with 3 phase power, 4.84m eaves, 2 loading doors and on site parking
- Rear yard 1,728 Sq ft, on site WC's and kitchenette
- Assumed B1, B2 & B8 uses

EPC - C (56)

Location

Hayloaders Works is located on the outskirts of Brill, with easy access to Aylesbury 13 miles, Thame 8 miles & Bicester 9 miles. Convenient for access to the M40 motorway Jcts 7-9. The A41 is located 3.5 miles to the north, and the A418, Aylesbury to J8A M40 / A40 and Oxford is 8 miles to the south.

Description

Hayloaders Works is an accessible, industrial / storage facility of up to 7.29 acres (2.95 hectares) with gated and secure access.

On site there are various single-storey Storage Units, part-covered storage buildings, and open storage.

Unit 3 measures approximately 13,225 Sq ft GIA, has 3 phase power, 4.84m eaves, front and rear loading doors and rear yard of 1,728 Sq ft. The unit has a kitchenette and there are WC's on site.

Rates

This property is assessed via Aylesbury Vale and the details are as follows:

Rateable Value: £47,000 (2023 onwards)

Rates payable: £25,662 (2024-2025)

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

Terms

RENT: £95,000 per annum plus VAT

Viewings

Strictly by appointment via Fields.

Joint Agents:

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