



Secure Open Storage, Hayloaders Works

Wooton Road, Brill, Aylesbury, HP18 9UB

**SECURE OPEN
STORAGE YARD
AVAILABLE UP TO
30,000 SQ FT**

30,000 sq ft
(2,787.09 sq m)

- TO LET
- Up to 30000 sq ft secure open storage yard
- Gated and secure site
- Available on a new lease on terms to be agreed

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Summary

Available Size	30,000 sq ft
Rent	£2.95 - £3.75 per sq ft Plus Service charge of £0.35p per sq ft.
Business Rates	Upon Enquiry
Service Charge	£0.35 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Hayloaders Works offers the opportunity for users to potentially take up to 30000 sqft open storage , 21000 sqft half open storage and 12500 sqft enclosed industrial unit either as a whole or in part as individual units.

The property provides a secure storage yard of up to 30,000 sq ft.

Located within a 4.94 acre site, with good parking and 3 phase electric, Hayloaders Works provides economical accommodation. The whole site comprises 4 single storey industrial/storage buildings of steel frame construction & separate office building. Formerly used as a saw mill for 25 years & assumed has established/authorised use for B1, B2 & B8 under 1987 Use Classes Order.

Prospective tenants should verify with local planning authority whether their proposed use falls within established authorised uses.

Location

Located just outside the village of Brill with easy access to Aylesbury (13 miles), Thame (8 miles) and Bicester (9 miles) and convenient for access to the M40 Motorway (junctions 7, 8 and 9). The A41 which links Aylesbury and Bicester/M40 is located 3.5 miles to the north, via Kingswood Lane.

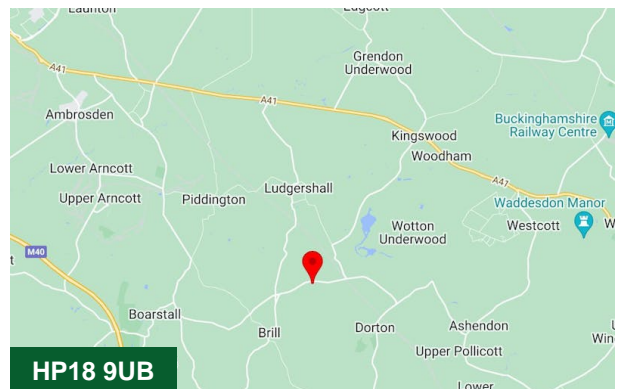
The A418 which provides access to Aylesbury and Jct 8A of the M40/A40 Oxford is located 8 miles to the south via Long Crendon.

Terms

Rents: 6,000 - 12,000 sq ft £4 per sq ft. 30,000 sq ft £3.25 per sq ft.

Business Rates

TBC

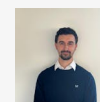


Viewing & Further Information



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