

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

**FIELDS**

commercial property  
land and new homes

# To Let

Unit 12, Vale Industrial Estate, Southern Road, Aylesbury, HP19 9EW



Available Immediately

**An Industrial Unit Has Become Available On A Popular Estate**

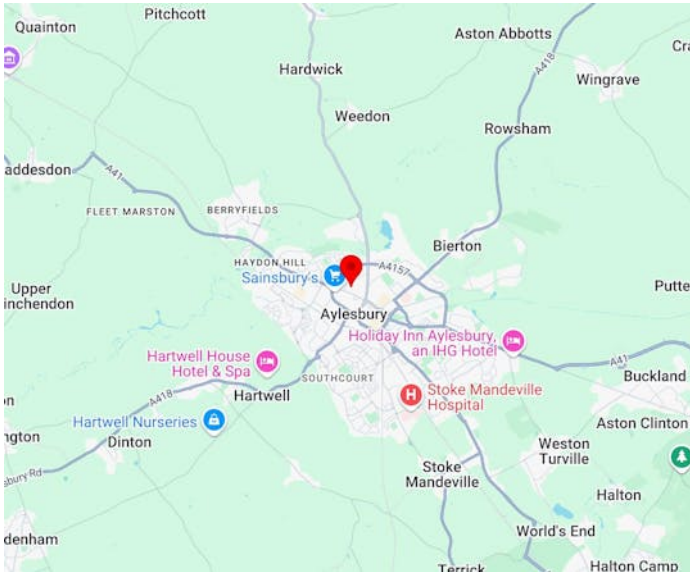
**Size: 2,434 Sq Ft**

**Rent: Rent On Application**

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:

- Refurbished Warehouse of 2,434 sq ft with newly-painted floor
- 4.2m minimum eaves height
- Newly-carpeted first floor Offices
- 3-phase, roller shutter doors + 7 allocated parking spaces
- NO MOTOR TRADE

EPC - B (46)

## Location

Aylesbury is located approximately 44 miles northwest of central London, 23 miles from Oxford, 15 miles from Milton Keynes. Good motorway access to the M1 and M40 is available via the A41 and A418. The mainline railway station with service to London Marylebone is within a few minutes' drive.

## Description

Modern industrial/warehouse unit available on the Vale Industrial Estate. The property comprises a modern terrace of steel frame construction under a pitched roof.

Unit 12 offers ground floor space for storage, production and distribution, accompanied by male and female toilets and a tea point. First floor Offices benefit from redecoration and new carpets.

3-phase is available. There are 7 parking spaces to the front, together with access to the roller shutter door.

## Rates

The property lies within the rating area of Aylesbury Vale.

Rateable Value: £18,500 (from 2023)

Rates Payable: £10,267.50 (2025-2026)

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

## Terms

A new lease is available on this unit.

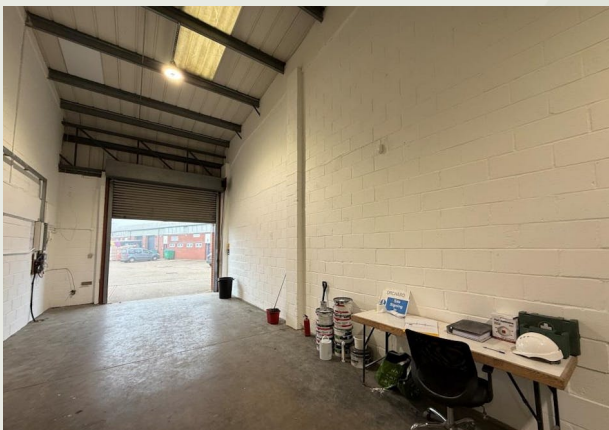
Rent: POA

A service charge of approx. £1.20 per Sq ft. is payable for these units.

## Viewings

Strictly by appointment via Fields.

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