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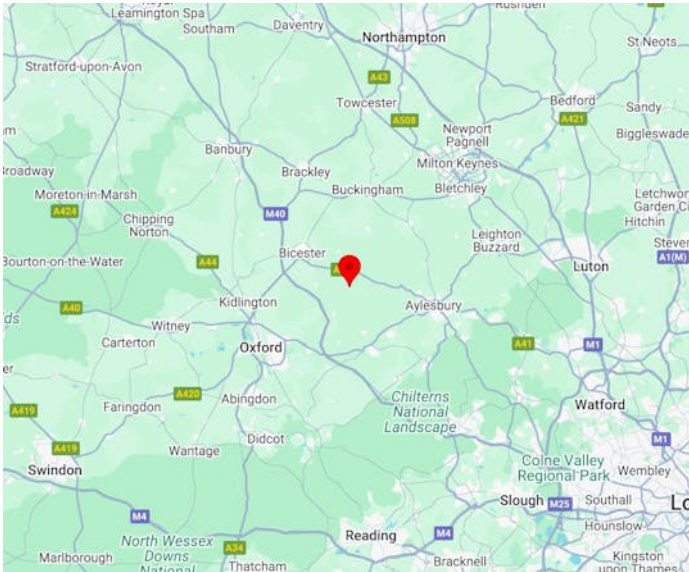
To Let

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



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 Jct's 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.

Hayloaders Works offers the opportunity for users to potentially take up to 30,000 sq ft open storage, 21,000 sq ft half-open storage and 12,500 sq ft enclosed industrial unit, either as a whole or in part.

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 WCs 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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