



The Warehouse

Buckingham Road, Aylesbury, HP19 9QQ

INDUSTRIAL WAREHOUSE

21,645 sq ft
(2,010.89 sq m)

- Two roller shutters
- 3 phase electrics
- 9,788 sqft Mezzanine
- Car parking
- Ground floor office
- WC's and Kitchen

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Summary

Available Size	21,645 sq ft
Rent	£179,500 per annum
Rates Payable	£0.83 per sq ft
Rateable Value	£32,250
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

This industrial warehouse, constructed from brick, features two large shutters, providing access for loading and unloading from the front and side of the premises. The building appears to have been previously divided into two separate units, offering flexibility for various business operations.

The warehouse consists of a full first-floor mezzanine, maximizing the usable space and providing ample room for storage or additional work areas. On the ground floor, there are several offices, ideal for administrative staff, meeting rooms, or a breakout area.

The property is suited for a range of industrial uses including storage, light assembly and manufacturing. Whilst the mezzanine offers additional floor space, the lower eaves height under the mezzanine will limit the suitability of the warehouse to be used with full height racking. The cellular offices to the front of the premises can be combined or used as workshop space.

Externally there is a secure yard to the eastern side of the property which provides access to two roller shutter doors. Currently there are 4 containers, two at the rear and two to the western side of the property. The property retains access to the front of the property from Buckingham Road and via locked gates to Megdale Place, there is however no parking outside this side of the building.

Location

Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes

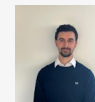
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	11,857	1,101.55	Available
Mezzanine	9,788	909.33	Available
Total	21,645	2,010.88	



Viewing & Further Information



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