



Unit 3 Hayloaders Works

Wotton Road, Brill, Aylesbury, HP18 9UB

INDUSTRIAL WAREHOUSE - TO LET

13,225 sq ft
(1,228.64 sq m)

- Excellent low cost storage/industrial unit
- Good access to A41 and M40
- 4.84m eaves height / 8.5m apex height
- 2 loading doors
- 3 Phase electrics
- On-site car parking
- Gated and secure estate
- Small yard to the rear of 1,728 sq ft
- On-site welfare facilities

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

Summary

Available Size	13,225 sq ft
Rent	£95,000 per annum Plus VAT
Rates Payable	£25,662 per annum 2023 (Workshop and Premises)
Rateable Value	£47,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

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 available building forms part of the Hayloaders Works site, which comprises approximately 4.84 acres of accommodation. The property comprises an end of terrace industrial unit of steel frame construction. The site generally was formerly used as a sawmill for 25 years & assumed has established/authorised use for B1, B2 & B8 under 1987 Use Classes Order.

Unit 3 is 13,225 sq ft industrial/warehouse with 3 phase electricity, 2 loading doors, 4.84 eaves to 8.5m apex. Secure gated site.

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.

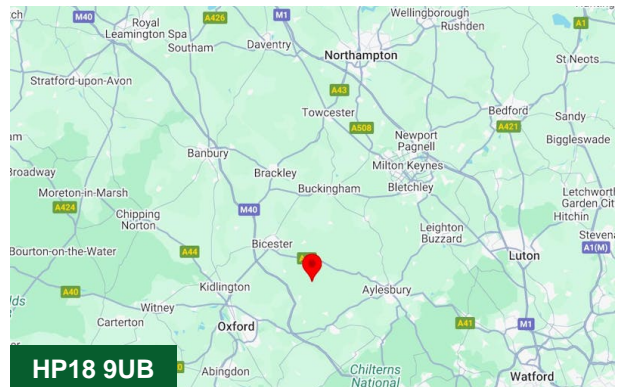
The A418 which provides access to Aylesbury and Jct 8A of the M40/A40 Oxford is located 8 miles to the south via Long Crendon.

Business Rates

Unit 3 £47,000

EPC

Unit 3 C56

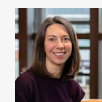


Viewing & Further Information



Alan Chandler

01296 398383 | 07831 372711
ac@chandlergarvey.com



Joanna Kearvell

07887 793030
jk@chandlergarvey.com

Mr Gus Haslam (Knight Frank)

+44 20 7861 5299 | +44 7885 596 877

Nick Johnson (Fields Commercial)

01844 261 121 | 07857 823 188

