



Units 6-8 Hayloaders Works

Wotton Road, Brill, Aylesbury, HP18 9UB

INDUSTRIAL WAREHOUSE - TO LET

4,778 to 15,802 sq ft
(443.89 to 1,468.05 sq m)

- Available as a whole or in part
- Excellent low cost storage/ industrial unit
- Open fronted units (capable of being enclosed)
- 3 Phase electrics
- 4.84m eaves height / 8.5m apex height
- Gated and secure estate with on-site parking
- On-site welfare facilities

Units 6-8 Hayloaders Works, Wotton Road, Brill, Aylesbury, HP18 9UB

Summary

Available Size	4,778 to 15,802 sq ft
Rent	£4.50 - £7.50 per sq ft plus VAT
Business Rates	To be advised
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

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 as individual units.

The available building forms part of the Hayloaders Works site, which comprises approximately 4.84 acres of accommodation. The property comprises end of terrace industrial units of steel frame construction. The units are open to the front, but capable of being closed, sub-divided etc. 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.

Rents from £4.50 per sq ft, up to £7.50 per sq ft if unit is enclosed.

Unit 6 - 4,778 sq ft

Unit 7 - 4,816 sq ft

Unit 8 - 6,208 sq ft

Unit 6/8 totals 15,802 sq ft but is capable of being split.

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.

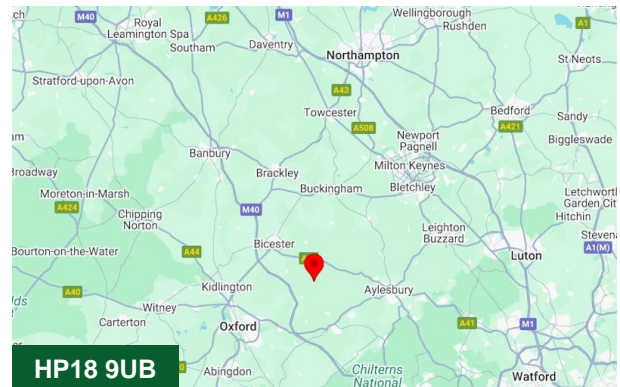
The A418 which provides access to Aylesbury and Jct 8A of the M40/A40 Oxford is located 8 miles to the south via Long Crendon.

Business Rates

To be advised

EPC

To be advised

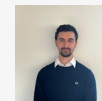


Viewing & Further Information



Alan Chandler

01296 398383 | 07831 372711
ac@chandlergarvey.com



James Garvey

01494 460258 | 07471996320
jg@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