



INDURENT

VANTAGE 41

TIMBER YARD CLOSE, ASTON CLINTON,
BUCKINGHAMSHIRE HP22 0AY
WHAT3WORDS: ///BULK.DRIVES.TASKBAR

Prime, newly developed, South-East multi-let estate

INDUSTRIAL UNITS TO LET
4,775 SQ FT (443 SQ M) TO
44,775 SQ FT (4,091 SQ M)

Available now



Located on A41 with rapid
access to M40, M25 and
M1 motorways

BREEAM Very Good.
Top 50% of UK warehouses
for sustainability

Warehousing that Works.

High performance space for your business.

A brand new prime multi-let industrial estate, in a gateway location into Aylesbury. The estate benefits from rapid access to London and the wider South-East alongside the M40, M25 and M1 motorways.

An ideal location for the South East

Situated directly off the A41 dual carriageway, Vantage 41 has excellent road connectivity to Junction 20 of the M25 and Aylesbury. The site is in an established industrial location that has seen significant inward investment in recent years.

4 miles east of Aylesbury town centre. It also lies between the market towns of Tring and Wendover.

Vantage 41 can be accessed off College Road North, which provides direct access onto the A41, which connects to London and the M25 to the east and Bicester and the M40 to the west through Aylesbury.



Warehousing that Works.



HEMEL HEMPSTEAD & M25

LAND ROVER

MERCEDES

A41

DECCO

KOREA FOODS

COLLEGE ROAD NORTH

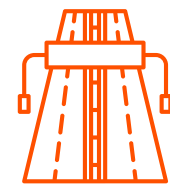
PYLON ONE

AYLESBURY

- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

Aerial Plan

You're well-connected.



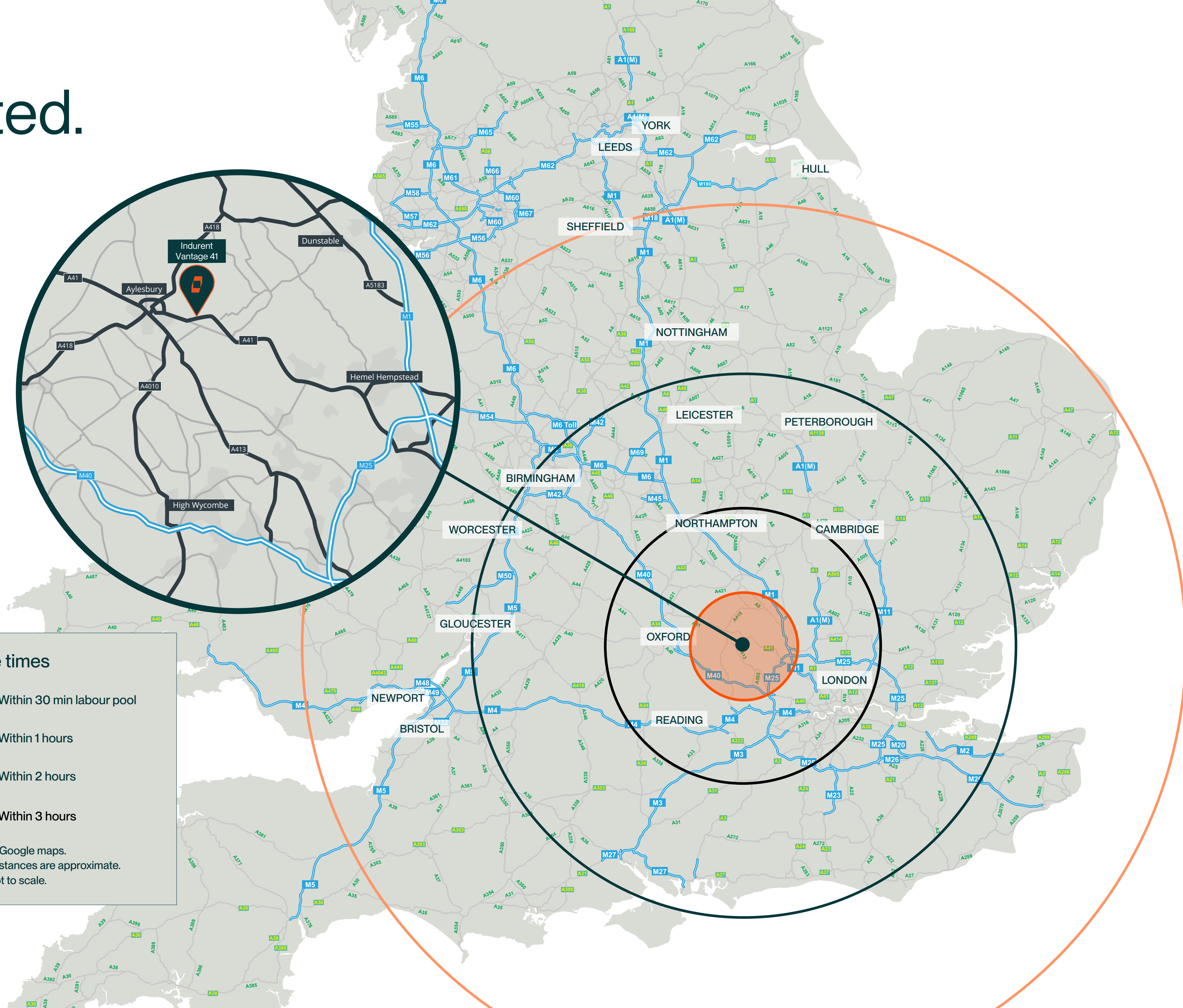
MAJOR ROADS

M25 J20 17 miles



CITIES/MAJOR TOWNS

Central London 42 miles
 Birmingham 89 miles
 Southampton 96 miles
 Bristol 112 miles
 Felixstowe 116 miles
 Dover 122 miles
 Cardiff 145 miles
 Leeds 169 miles
 Manchester 172 miles



Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
 Travel distances are approximate.
 Maps not to scale.



Warehousing that Works.

Schedule of accommodation.

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL
1	38,488	5,549	44,037
2	30,331	5,622	35,953
3			
4	4,604	1,587	6,191
5	4,269	1,476	5,745
6	4,275	1,480	5,755
7	4,880	1,482	6,362
8	4,605	1,400	6,005
9	4,074	1,240	5,314
10	3,532	1,243	4,775
11	3,550	1,237	4,787
12	4,604	1,588	6,192
13	8,017	1,795	9,812
14	8,051	1,962	10,013
15	5,035	1,470	6,505
16	6,674	1,942	8,616
TOTAL	131,412	31,073	166,062



Available
 Let

All areas are on a GEA (Gross External Area) sq ft basis.

Why choose Vantage 41?



Planning granted for E(g) (iii) (formerly B1c), B2 and B8 (industrial and warehouse) uses



Situated off the A41 dual carriageway providing fast access to the M25, London, South East, M40 and the Midlands



Growing town, large labour force available locally



Fully serviced site with access, power and utilities in place



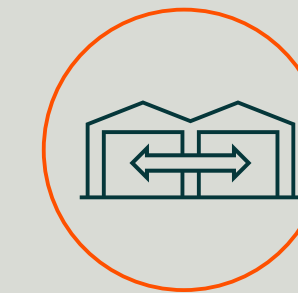
37.5kN sq m floor loading



Electric loading doors



First floor for storage or fitting out as office space



Ability to combine units



18m yard depth [units 4-12]
24.5m yard depth [units 13-16]



8.5m clear internal height



Landscaped environment



Generous parking facilities



Secure industrial park



Lift to Units 14 & 16



Vantage 41 master plan.



COLLEGE ROAD NORTH



A41 ASTON CLINTON BYPASS



Dedicated lorry parking to each unit



Dedicated car parking to each unit



Warehousing that Works.



Warehousing that Works.



Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



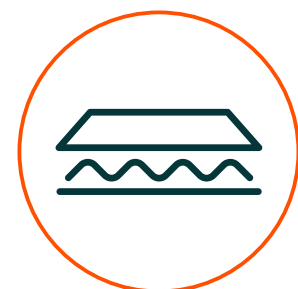
Green credentials.



BREEAM 'Very Good'



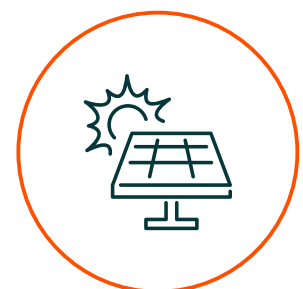
EPC A
(Units 1-3)
EPC B
(Units 4-16)



High performance
insulated cladding
and roof materials



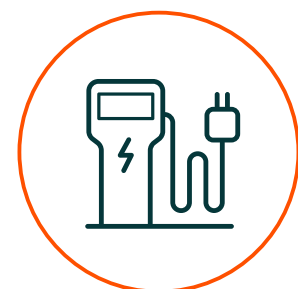
Car sharing bays
on all units



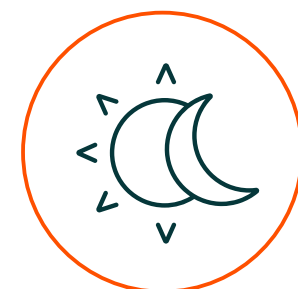
Photovoltaic panels
across the estate



Landscaping
including native
and non-native
species



Smart electric
vehicle charging
points to all units



15% warehouse
roof lights
increasing natural
daylight



Low air
permeability design



Secure interior
cycle storage to
encourage cycling
to work



Warehousing that Works.





ELIZABETH HARMAN

📞 07776 661 667

✉ elizabeth.harman@indurent.com



FREDDIE JODRELL

📞 07747 104 049

✉ freddie.jodrell@indurent.com



Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending purchaser should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. September 2024. TBDW 05862-01.