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FIELDS

commercial property
land and new homes

To Let

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



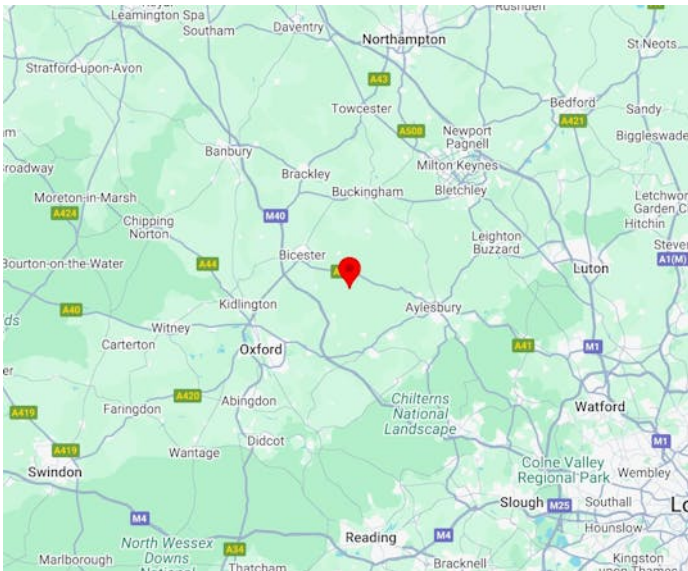
Cost Effective And Functional Industrial / Warehouse Units 4,778 Sq Ft To 15,802 Sq Ft GIA With Enclosed Yard

Size: 4,778 - 15,482 Sq Ft
Rent: £4.50 - £7.50 Per Sq Ft

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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Features:

- Functional cost-effective detached Industrial / Storage unit on secure estate
- 4,778 to 15,802 sq ft GIA with 3-phase power, 4.84m eaves, 2 loading doors and on-site parking
- On-site welfare facilities
- Assumed B1, B2 & B8 uses

EPC - EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

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 Jcts 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.

UNITS 6-8 measure approximately 15,802 Sq ft GIA in total, capable of splitting, have 3-phase power, 4.84m eaves and front and rear loading doors. The unit has a Kitchenette and there are WCs on site.

Unit 6: 4,778 Sq ft. Unit 7: 4,816 Sq ft. Unit 8: 6,208 Sq ft

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

Units 6-8 are available as as whole or individually on new FRI leases.

RENT: £4.50 / Sq ft as existing (£7.50 / Sq ft if enclosed) ex VAT

A service charge is payable.

Viewings

Strictly by appointment via Fields 01844 261121 or Joint Agents.

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