



25 Vale Industrial Estate, Southern Road, Aylesbury, HP19 9EW

**To Let | 3,189 sq ft**

MODERN TERRACED INDUSTRIAL UNIT



## 25 Vale Industrial Estate, Southern Road, Aylesbury, HP19 9EW

### TO LET

#### Summary

- Size: 3,189 sq ft
- Rent: Rent on application
- Rates payable: £18,176.25 per annum 2023
- Rateable value: £32,750
- EPC: D (87)

#### Further information

- [View details on our website](#)
- [Microsite](#)

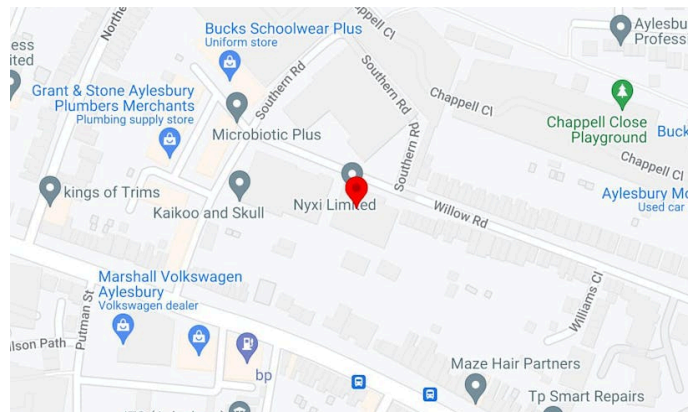
#### Viewings and Further Information



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#### Description

The Vale Industrial Estate is conveniently located approx. half a mile North West of Aylesbury town centre.

The units construction is low-maintenance profile clad elevations under a lined and insulated roof. The unit has a reception area towards the front of the building and the warehouse benefits from an electric roller shutter door access and 3-phase electrics, separate pedestrian door and W/Cs.

#### Location

Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles north west of central London, 23 miles from Oxford and 15 miles south of Milton Keynes.

There is good access to the M1, M40 and M25 motorways via the A41 and A418. The town centre bus station and mainline railway station (service to London Marylebone) are within a few minutes drive of the properties.

#### Terms

Available on a new lease direct from the Landlord on terms to be agreed.



Prospective tenants will need to provide proof of identity and residence.

#### VAT

Applicable

#### Legal fees

Each party to bear their own costs

