



## Unit 17

Lawn Farm Business Centre, Aylesbury, HP18 0QX

### Modern Industrial Unit located in strategic position

**5,050 sq ft**  
(469.16 sq m)

- Two Electric Roller Shutter Doors
- Generous parking provisions
- 3 phase electricity
- High quality office / kitchen on ground floor
- Popular Cafe on site

# Unit 17, Lawn Farm Business Centre, Aylesbury, HP18 0QX

## Summary

<b>Available Size</b>	5,050 sq ft
<b>Rent</b>	£47,975 per annum
<b>Rates Payable</b>	£3.19 per sq ft
<b>Rateable Value</b>	£29,000
<b>Service Charge</b>	Details upon request
<b>VAT</b>	To be confirmed
<b>EPC Rating</b>	B (49)

## Location

Grendon Underwood is a village and civil parish in west Buckinghamshire, near the border of Oxfordshire. The property is just 8 miles (approximately 12 minutes' drive) to Bicester, providing access to shopping, amenities and rail links.

Only 3 miles from Junction 9 of the M40 motorway, making London, Oxford and the Midlands easily accessible.

## Description

Unit 17 is a steel portal frame industrial unit with the benefit of two electric roller shutter doors. The front entrance leads to an open plan office / kitchen accommodation, W/C, then leading to the Warehouse. The Warehouse provides a large area currently used for storage. The mezzanine is currently used for additional storage but could be converted for use as offices. Externally the unit provides a concrete pad in front of the roller shutter door and tarmac yard area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,535	421.32	Available
Mezzanine - Storage	515	47.85	Available
<b>Total</b>	<b>5,050</b>	<b>469.17</b>	

## Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



## Viewing & Further Information



**Edward Lifely**

01865 883364 | 07464492953

edward@benedicts.co.uk