

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

**FIELDS**

commercial property  
land and new homes

# To Let

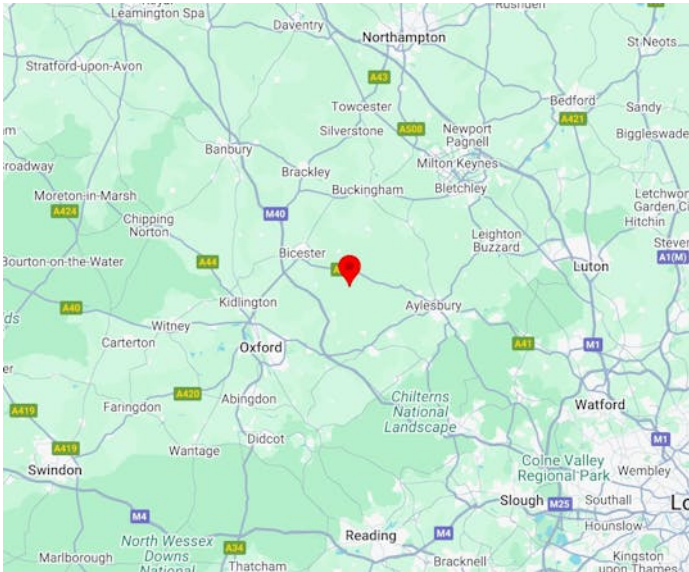
**Yard, 9 Hayloaders Works, Wotton, Brill, HP18 9UB**



**Cost-Effective And Functional Yard Of 30,000 Sq Ft GIA, Which Can Be Split**

**Size: 6,000 - 30,000 Sq Ft**

**Rent: £2.95 - £3.75 Per Sq Ft**



## Features:

- Yard of 30,000 Sq ft, which can be let in sections
- Functional cost-effective Yard on secure estate
- Parking available

EPC - EPC exempt - No building present

## Location

Hayloaders Works is located on the outskirts of Brill, with easy access to Aylesbury 13 miles, Thame 8 miles and 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 offers 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. An accessible, industrial / storage facility with gated and secure access with various single-storey Storage Units, part-covered storage buildings and open storage.

The Yard of 30,000 sq ft is available. This can be let in sections. Electricity can be connected.

Assumed to have established/authorised use for B1, B2 & B8 under 1987 Use Classes Order, prospective tenants should check their use with local planning authority.

## Rates

This property is to be assessed via Aylesbury Vale District Council.

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Terms

RENTS:

6,000 - 12,000 sq ft - £3.75 per sq ft.

30,000 sq ft - £2.95 per sq ft.

Service charge - £0.35p per sq ft.

VAT is applicable

## Viewings

Strictly by appointment via Fields.

Joint Agents:

Gus Haslam 07885 596 877

[gus.haslam@knightfrank.com](mailto:gus.haslam@knightfrank.com)

Alan Chandler 07831 372 711

[ac@chandlergarvey.com](mailto:ac@chandlergarvey.com)

