



Unit 9

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

Refurbished Industrial Unit

2,434 sq ft
(226.13 sq m)

- Refurbished warehouse with newly painted floor
- 7 parking spaces
- Roller shutter door
- 3 phase electric
- 2 x WC's and kitchenette on ground floor
- Newly recarpeted first floor offices
- NO MOTOR TRADE

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Summary

Available Size	2,434 sq ft
Rent	Rent on application
Rates Payable	£9,730.50 per annum
Rateable Value	£19,500
Service Charge	£2,240 per annum
VAT	Applicable. VAT is payable on the rent and service charge
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

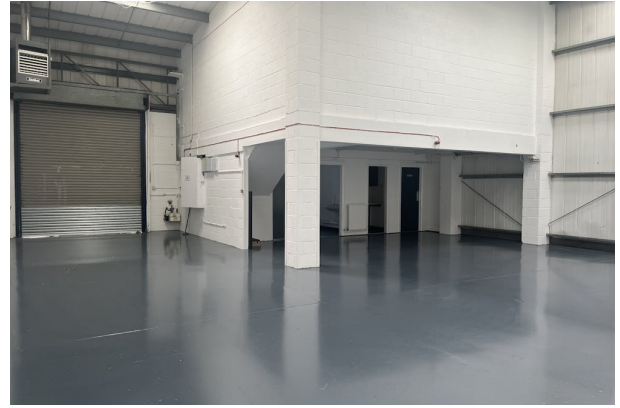
Description

End of terrace modern industrial/warehouse unit available on the Vale Industrial Estate. The property comprises a modern terrace of steel frame construction under a pitched roof. Unit 9 offers ground floor storage/production/distribution space, accompanied by male and female toilets and a tea point. First floor offices benefit from redecoration and new carpets. There are 7 parking spaces to the front together with access to the roller shutter door.

Unit 9 is 2,434 sq ft to let at £15.50 psf.

Location

Aylesbury, is located within the County Town of Buckinghamshire, and is located approximately 44 miles northwest 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.



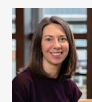
Viewing & Further Information



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