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**FIELDS**

commercial property  
land and new homes

# To Let

**Unit 16, Vale Industrial Estate, Southern Road, Aylesbury, HP19 9EW**



**Available Immediately**

**An Industrial Unit Is Available On This Popular Estate**

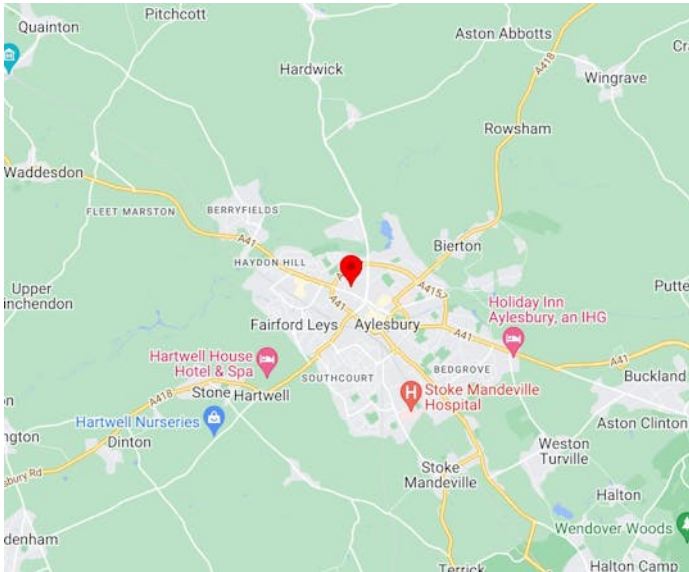
**Size: 1,554 Sq Ft**

**Rent: Rent On Application**

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

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## Features:

- Industrial Unit of 1,554 Sq ft
- 4.2m minimum eaves height
- Modern industrial warehouses
- 3-phase and Roller shutter doors
- Allocated parking

EPC - C (60)

## Location

Aylesbury is located approximately 44 miles north-west of central London, 23 miles from Oxford, 15 miles from Milton Keynes. Good motorway access to the M1 and M40 is available via the A41 and A418. The mainline railway station with service to London Marylebone is within a few minutes' drive.

## Description

We have a modern industrial warehouse unit available on the Vale Industrial Estate, which comprises modern single-storey terraced buildings of steel portal frame construction.

3-phase and roller shutter door available.

All the units come with allocated parking and Toilets within the units.

## Rates

The property lies within the rating area of Aylesbury Vale.

Rateable Value: £12,750 (2023 onwards)

Rates Payable: £6,961.50 (2025-2026)

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

## Terms

A new lease is available on this unit, please see below:

Rent on Application

A service charge of approx. £1.20 per Sq ft. is also payable these units.

## Viewings

Strictly by appointment via Fields.

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