



Unit 24 Vale Industrial Centre

Southern Road, Aylesbury, HP19 9EW

MODERN INDUSTRIAL UNIT

3,189 sq ft
(296.27 sq m)

- Electric Roller Shutter Door
- 3 phase electrics
- Reception/Office with Personnel Door
- 4 car parking spaces per unit.
- 5.8m eaves
- New full repairing and insuring lease
- Potential Trade Counter Use.
- Can also be let with unit 25

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Summary

Available Size	3,189 sq ft
Rent	Rent on application
Rates Payable	£18,176.25 per annum 2023
Rateable Value	£32,750
VAT	Applicable
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	D (87)

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.

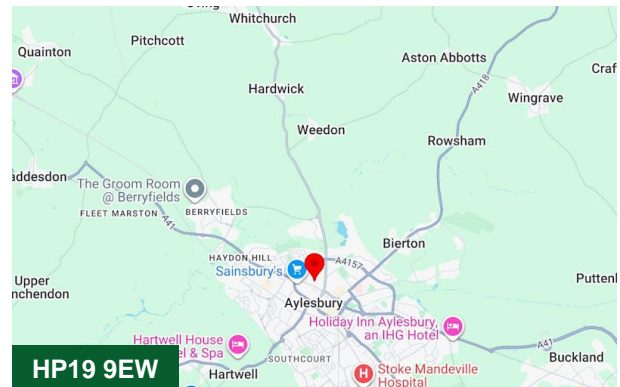
There is good access to the M1, M40 and M25 motorways via the A41 and A418. The town centre bus station and mainline railway station (service to London Marylebone) are within a few minutes drive of the properties.

Terms

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

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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