Brown&Lee
01296 420637
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Due to relocation

FORMER HARDMETAL TECHNOLOGY PREMISES

Chamberlain Road, Aylesbury, Bucks, HP19 8EW.

FREEHOLD FOR SALE

INDUSTRIAL PREMISES WITH ANCILLARY OFFICES WITH POTENTIAL FOR SHOWROOM/TRADE COUNTER/CAR WORKSHOP USE (STP).

- **Of interest to occupiers and investors**
- **Gross internal floor area 6,922 sq ft (643.1 sq m) + mezzanine of 542 sq ft (50.35 sq m).**

LOCATION

- Convenient and accessible location fronting Chamberlain Road which leads onto Bicester Road (A41).
- Within 1.5 miles of Aylesbury's town centre with all amenities.
- Nearby occupiers include Mercedes Benz dealership, Nissan dealership, Aldi supermarket.
- Well established industrial/trading estate location close to the Broadfields Retail Park.

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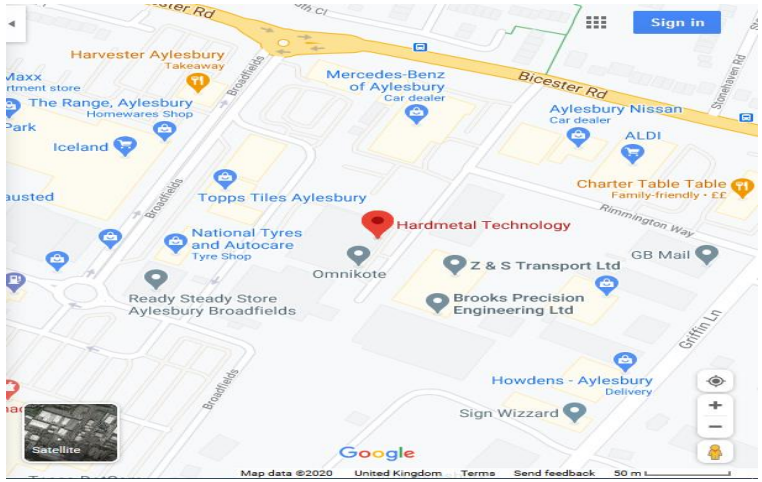
DESCRIPTION

- Comprising two storey office and ancillary accommodation to the front with single storey industrial/workshop premises to the rear.
- Previously used as engineering premises, our clients have expanded into larger premises within the town.
- Forecourt parking.
- Access to loading to the side.
- Flexible layout enabling the premises to be used for a range of industrial/storage/potential trade counter use with ancillary offices/r&d etc.



SCHEDULE OF ACCOMMODATION

• Ground Floor (below first floor office/ancillaries)	1,632 sq ft
• Single storey industrial	3,658 sq ft
Total industrial	5,290 sq ft
First floor office/storage	1,632 sq ft
Total gross internal floor area	6,922 sq ft
+ mezzanine office and storage	542 sq ft
Total including mezzanine	7,464 sq ft
	(693.45 sq m).

TERMS

- Freehold interest is available with full vacant possession upon completion.

PRICE

- £675,000 for the freehold interest, subject to contract.
- Each party to be responsible for their own legal and other costs.

Every effort has been made to ensure these details are correct but their accuracy is not guaranteed and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT.

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BUSINESS RATES

- The Rateable Value is £27,750 suggesting the current rates payable to be £13,847.25 for the year to April 2021 (to be verified).

EPC

- The property has two Energy Performance Certificates (EPC) one being for the single storey industrial part having a Rating of E (118) the other for the two storey office/storage and ancillary accommodation having a Rating of E (110). Copies of the EPCs are available on application to the agents.

VIEWING

- For further information and viewing please contact the sole agents:
  Brown & Lee Chartered Surveyors Tel: 01296 420637
  Email: peter.bridgman@brownandlee.com

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