Tel: **01844 261121**
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS
commercial property
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To Let

Unit 3, Stocklake Industrial Park, Farmbrough Close, Aylesbury, HP20 1DQ

Recently Refurbished

Industrial Unit Of 8,237 Sq Ft With Ground And First Floor Offices, Yard, Loading Bay, 3-Phase And 24-Hour Security

Size: 8,237 Sq Ft
Rent: Rent On Application

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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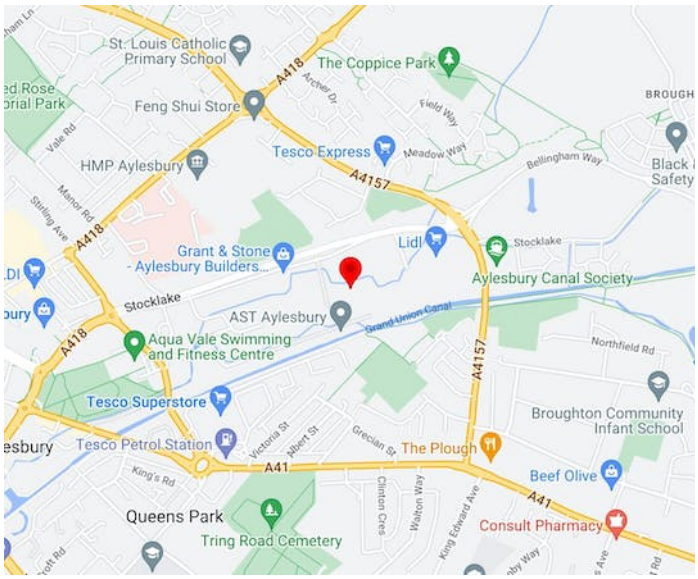

Features:

- Modern steel-frame unit with 24-hour security
- Gas and 3-phase available
- Min eaves height 5.3m - max eaves height 6.3m
- Concrete floor Warehouse with high-bay lighting

EPC - D (99)

Location

Aylesbury is the county town of Buckinghamshire, approx. 40 miles north west of central London on the A41 trunk road. The M40 is approximately 16 miles from Thame (Junction 8).

Stocklake Park is conveniently located a short distance off the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

Description

Stocklake Industrial Estate is an established and well-maintained estate with 24-hour security to the east of Aylesbury town centre.

Unit 3 includes Offices totalling 977 Sq ft: Ground floor with Office space of 293 Sq ft + Toilet accommodation and First floor Offices of 684 Sq ft available. Warehouse of 7,260 Sq ft with high-bay lighting, electric roller shutter door and covered loading area. There are approx. 10 car spaces marked with adequate space for turning and HGV access.

Rates

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value - Individual units to be advised

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

Terms

New lease is available.

RENTAL: POA

Viewings

Strictly by appointment with Fields.

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