



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS  
LETTINGS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

### Commercial Property Consultants

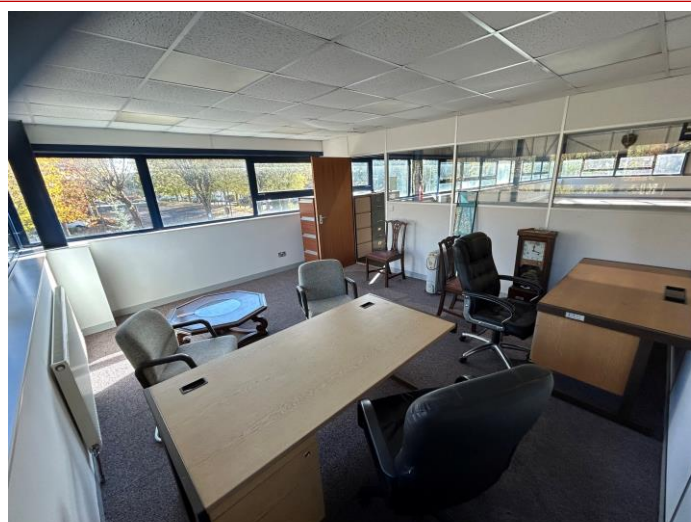
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PROPERTY PARTICULARS

## INDUSTRIAL / WAREHOUSE UNIT FREEHOLD FOR SALE

**Unit 12 Triangle Business Park  
Quilters Way, Stoke Mandeville  
Aylesbury, Bucks HP22 5BL**



**8,820 SQ. FT / 819 SQ. M (APPROX GIA)**

**LOCATED ON A WELL ESTABLISHED  
BUSINESS PARK ENVIRONMENT**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

**LOCATION**

The property is situated in Stoke Mandeville on Triangle Business Park off the A413 Wendover Road and is approximately three miles to the southeast of central Aylesbury. The closest train stations are Stoke Mandeville (1.2 miles) and Aylesbury (3.2 miles).

Access is achieved via Quilters Way which is a private road leading from Wendover Road, and is shared in common with other occupiers on the estate.

**DESCRIPTION**

The property comprises a detached modern industrial unit of brickwork construction and part profile metal cladding. The unit has the benefit of a mezzanine floor and office, three phase power, electric roller shutter door and external loading area. There is a clear internal height of 5.75m, rising to 8m. The unit also has eleven vehicle spaces located at the front and side of the building. In addition the property is fitted with a 10 tonne overhead crane.

**ACCOMMODATION**

The premises comprise the following approximate Gross Internal Areas:

Ground Floor Warehouse: 7,246 sq. ft / 673.16 sq. m

First Floor Mezzanine: 1,573 sq. ft / 146.22 sq. m

Total: 8,820 sq. ft / 819.4 sq. m

**PURCHASE PRICE**

Our clients seek £1,650,000 for their freehold interest. The property is elected for VAT.

**DUE DILIGENCE**

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

**RATES**

The Valuation Office indicates a Rateable Value as of 1st April 2023 of £56,500. Rate in the £ for 24/25 is 54.6p

**ENERGY PERFORMANCE RATING**

D-81

**VIEWING**

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:



**Tom Good / Adrian Dolan / Elliot Mackay**  
**tomg@dbk.co.uk / adriand@dbk.co.uk / Elliot Mackay**  
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