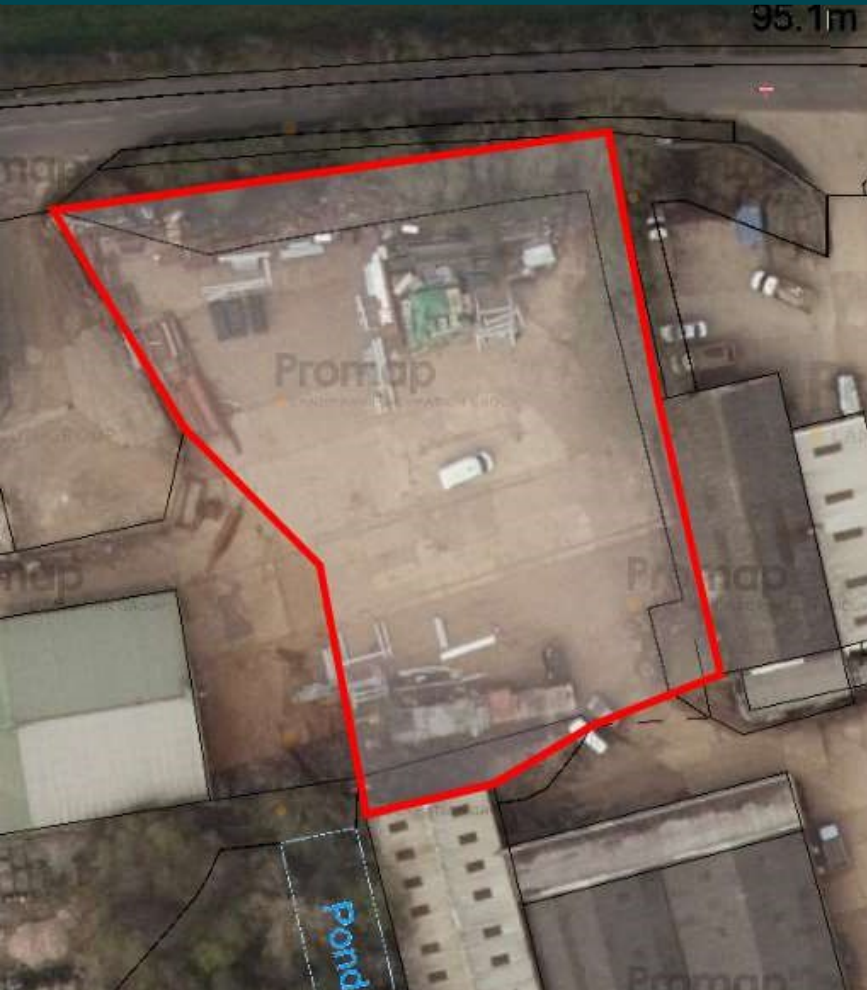


TO LET.



Industrial Open Storage – 30,000 sq ft (2,787 sq m)

Plot 9, Hayloaders Works, Wotton, Brill, Nr. Aylesbury, Bucks HP18 9UB .



Key Features

- Rarely available open storage land
- Good access to A41 and M40
- Onsite car parking
- Gated and secure estate

Description

Hayloaders Works is an accessible, industrial / storage facility of up to 4.84 acres.

Plot 9 is fenced plot of open storage land at the eastern side of the site. The ground is hardstanding made up of concrete, compacted and loose hardcore.

Units 1, 2, 3, 5, 6-8, 9 and Plot 4 have recently been let and this is the last available storage plot.

Use / Planning

Used as a saw mill for 25 years & therefore has an assumed established use for B1, B2 & B8 under 1987 Use Classes Order. Prospective tenants should verify with Aylesbury Vale District Council whether their proposed use falls within the established authorised uses.

Location

Hayloaders Works is located on the outskirts of the village of Brill, with easy access to Aylesbury (13 miles), Thame (8 miles) & Bicester (9 miles) & convenient for access to the M40 motorway (junctions 7,8 & 9). The A41 which links Aylesbury and Bicester / M40 is located 3.5 miles to the north via Kingswood Lane. The A418, which provides access to Aylesbury and J8A M40 / A40 and Oxford is located 8 miles to the south via Long Crendon.

Terms

The plot is available by way of a new lease on terms to be agreed. Quoting rent on application.

Rateable Value

The rateable value for Plot 9 is £13,200.

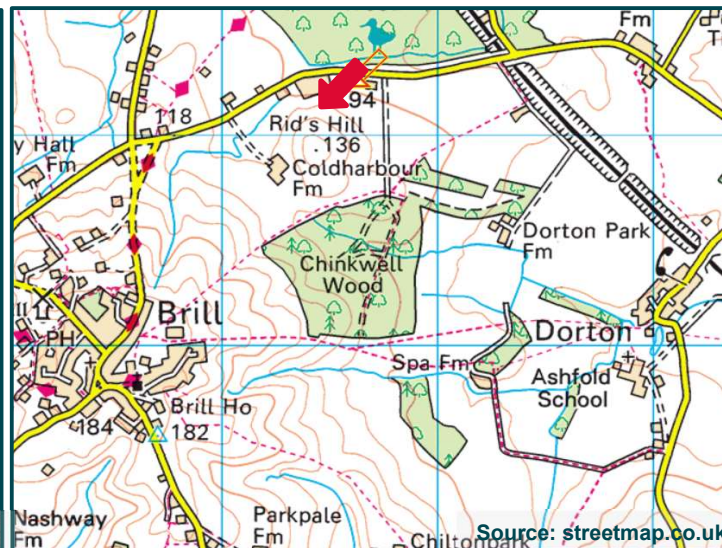
Accommodation

Area	Sq Ft	Sq M
Plot 9	30,000	2,787

*Open Storage area is approximate.

VAT

VAT will be charged at the prevailing rate.



Contact.

For further information, or to arrange a viewing, please contact the sole joint agents.



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SUBJECT TO CONTRACT

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Particulars dated February 2023. Photographs dated July 2022.

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