

Situated directly off the A41 dual carriageway.

Excellent road connectivity to Junction 20 of the M25 and Aylesbury.

4 miles east of Aylesbury town centre. It also lies between the market towns of Tring and Wendover.

Accessed off College Road North which provides direct access onto the A41 which connects to London and the M25 to the east and Bicester and the M40 to the west through Aylesbury.

Planning Use

E (g)(iii) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.







All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	LET		43,573
2	LET		2E 021
3	LET		35,831
4	4,611	1,573	6,184
5	4,256	1,455	5,711
6	4,253	1,454	5,707
7	4,861	1,459	6,320
8	4,574	1,377	5,951
9	4,047	1,212	5,259
10	UNDER O	FFER	4,759
11	3,546	1,212	4,758
12	4,612	1,578	6,190
13	8,040	1,780	9,820
14	8,009	1,942	9,951
15	5,007	1,455	6,462
16	UNDER O	FFER	8,636



Industrial and Warehouse Units 4-12

4,758 up to 12,027 sq ft (units 6-7 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.





























Industrial and Warehouse Units 13-16

6,462 up to 26,233 sq ft (units 13-15 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.































Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Vantage 41 benefits from the following green initiatives:













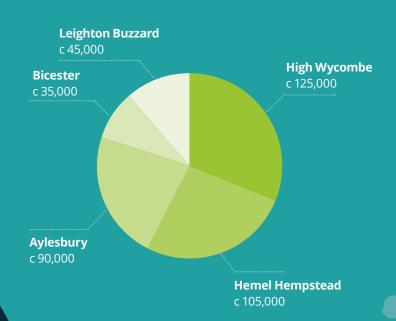


Travel Distances

M25 Junction 20	17 miles
Central London	42 miles
Birmingham	89 miles
Southampton	96 miles
Bristol	112 miles
Felixstowe	116 miles
Dover	122 miles
Cardiff	145 miles
Manchester	172 miles
Leeds	169 miles

Labour

Vantage 41, Aston Clinton is situated in the Aylesbury Vale district and within a 30 minute drive there is a population catchment of over 400,000 people in the following locations:







Planning

Planning granted for E(g)(iii) (formerly B1c), B2 and B8 (industrial and warehouse) uses



Prime Location

Situated off the A41 dual carriageway providing fast access to the M25, London, South East, M40 and the Midlands



Labour

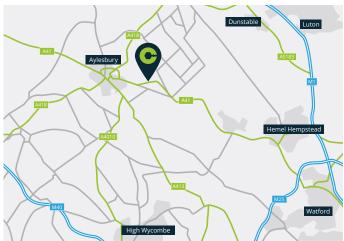
Growing town, large labour force available locally



Infrastructure

Fully serviced site with access, power and utilities in place





vantage41.co.uk

Travel Distances

Road (miles):

M25 (J20)	17 miles
M1 (J8)	17 miles
M40 (J8A)	18 miles
A1 (J1)	28 miles
Aylesbury	4 miles
Luton	18 miles
Watford	22 miles
Oxford	27 miles
Wembley	41 miles
Central London	42 miles

Rail:

Aylesbury Train Station	3.9 miles
Aylesbury Vale Parkway Train Station	6.4 miles

★ Airport:

Luton Airport	26 miles
Heathrow Airport	35 miles
Gatwick Airport	71 miles

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More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. September 2023.

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