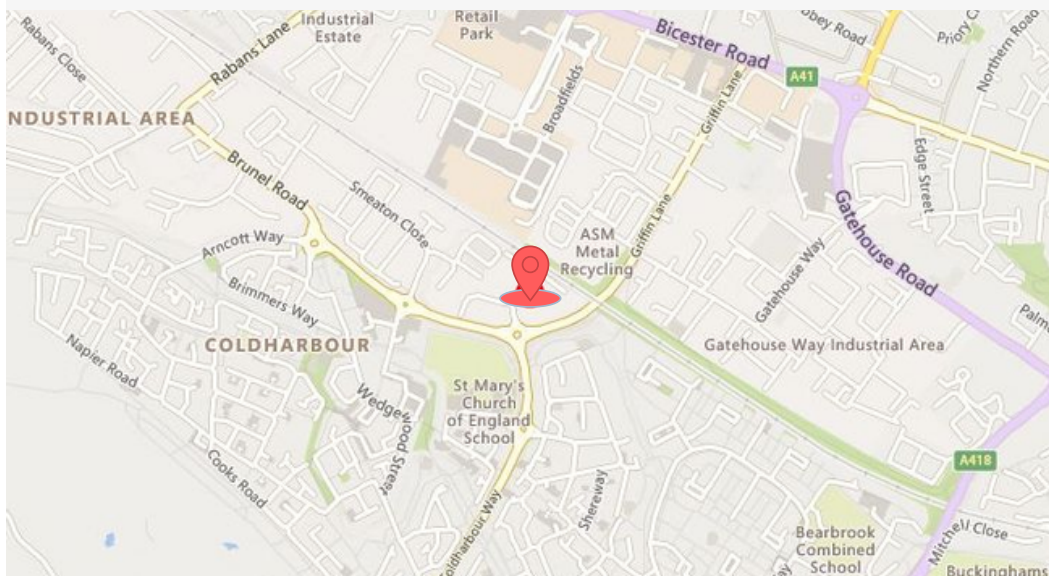


Unit 7 PREMUS |
Coldharbour Way |
Brunel Park | Aylesbury |
HP19 8AP

Modern Industrial Unit with Secure Yard |
To Let | 19,072 Sq.ft



Modern
industrial
unit



For viewings contact

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Description

Unit 7 is a high quality industrial unit constructed in 2012. The property is situated within a well established industrial location and is comprised mostly of clear span ground floor warehouse accommodation with 7.2m eaves as well as electric roller shutter loading doors. The property also has ground and first floor office and lab space.

The unit is currently occupied and the tenants fixtures and fittings are in-situ including fully fitted office and lab space as well as a covered store area in the yard.

Location

The property is located on Coldharbour Way within Brunel Park, Aylesbury's principal new commercial development area situated to the west of the town centre, between the A41 Bicester Road and the A418 Oxford Road.

Excellent road links are available with the A41 providing a fast dual carriageway connection to the M25 (J20). M40 connections are at Thame via the A418 (J7 & 8) or at Bicester via the A41 (J9).

Terms

The premises are available by way of an assignment of a 15 year lease from 1st January 2013, expiring 31st December 2027. The lease is protected by the security of tenure provisions of the Landlord and Tenant Act 1954. There are no further rent reviews pending or options for either party to break the lease for the duration for the term.

Rent

Passing rent of £171,375 per annum exclusive (£9 per Sq.ft).

Key Features

- Rare opportunity to secure a unit at below market rent
- Large secure yard with partial cover
- Electric roller shutter loading door
- Clear internal height of 7.2m
- Fully fitted air conditioned offices & workshop / lab

Accommodation

Warehouse & office/laboratory	16,644 Sq.ft	1,546.27 Sq.m
Offices	2,428 Sq.ft	225.57 Sq.m
TOTAL	 19,072 Sq.ft	 1,771.85 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Rates

The VOA website shows an entry in the current Rating List of Rateable Value - £159,000.

For rates payable please refer to the Local Charging Authority, Buckinghamshire Council - 01296 395000.

EPC

The EPC rating for this property is B-50 - A copy of the Energy Performance Certificate is available on request.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.