



Commercial Property Consultants

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PROPERTY PARTICULARS

*reliminary Particulars
To be approved by the client*

**Modern Industrial Warehouse Unit
With Ample Parking**

Refurbished and Available for Immediate Occupation

**UNIT 12
BICESTER ROAD INDUSTRIAL ESTATE
FARADAY ROAD, AYLESBURY
BUCKS HP19 8RY**



**7,153 sq.ft. (664.51 sq.m.)
Approximate Gross Internal Area**

TO LET

LOCATION

Bicester Road Industrial Estate forms part of the established Rabans Lane industrial area just off the A41 Bicester Road and approximately a mile to the north-west of Aylesbury town centre. The A41 dual carriageway provides Aylesbury with a direct link to the M25 (Junction 20) and the town is also well located for access to the M40 at Junctions 7, 8 or 9.

DESCRIPTION

The units on the Bicester Road Industrial Estate are of steel portal frame construction with insulated roofs incorporating translucent panels. Elevations are partly of cavity brickwork with profile steel cladding above.

ACCOMMODATION (approximate Gross Internal Area)

Warehouse & Ancillary

Unit 12: 7,153 sq. ft. (664.51 sq. m)

Floor areas provided by client, to be confirmed.

TERMS

The property is available To Let on a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

Rents are exclusive of all other outgoings such as business rates, estate charge, insurance and utilities, plus VAT if applicable.

RATEABLE VALUE

The Valuation Office website indicates a 2023 Rateable Value of £55,000. Rate in the £ for 2021/2 is 49.9p.

ENERGY PERFORMANCE RATING

D 95.

VIEWING

For further information and to arrange a viewing, please contact Joint Sole Agents: -

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