

Tel: **01844 261121**
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

Unit 9, Vale Industrial Estate, Southern Road, Aylesbury, HP19 9EW



Available Immediately

An Industrial Unit Has Become Available On A Popular Estate

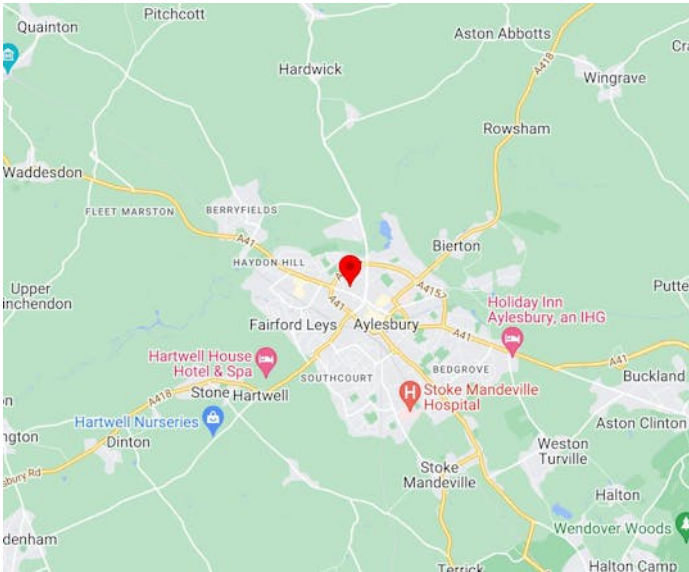
Size: 2,434 Sq Ft

Rent: Rent On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Industrial Unit of 2,434 Sq ft
- 4.2m minimum eaves height
- Modern industrial warehouses
- 3-phase and Roller shutter doors
- Allocated parking

EPC - D (79)

Location

Aylesbury is located approximately 44 miles northwest of central London, 23 miles from Oxford, 15 miles from Milton Keynes. Good motorway access to the M1 and M40 is available via the A41 and A418. The mainline railway station with service to London Marylebone is within a few minutes' drive.

Description

We have a modern industrial warehouse unit available on the Vale Industrial Estate, which comprises modern single-storey terraced buildings of steel portal frame construction.

3-phase and Roller shutter door available.

All the units come with allocated parking and Toilets within the units.

Rates

The property lies within the rating area of Aylesbury Vale.

Rateable Value: £19,500 (from 2023)

Rates Payable: £10,647 (2025-2026)

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

A new lease is available on this unit, please see below:

Rent on Application

A service charge of approx. £1.20 per Sq ft. is also payable these units.

Viewings

Strictly by appointment via Fields.

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