



## 10 Park Street Industrial Estate

Osier Way, Aylesbury, HP20 1EB

### **INDUSTRIAL UNIT, AYLESBURY - FOR SALE**

**4,880 sq ft**  
(453.37 sq m)

- 125 Year Lease
- Mid-terraced industrial unit with first floor offices
- Roller shutter door
- Ground floor office
- Kitchen and WC
- First floor offices, carpeted with perimeter electric points

# 10 Park Street Industrial Estate, Osier Way, Aylesbury, HP20 1EB

## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 4,880 sq ft                        |
| <b>Price</b>          | Offers in excess of £400,000       |
| <b>Rates Payable</b>  | £11,772 per annum                  |
| <b>Rateable Value</b> | £27,250                            |
| <b>VAT</b>            | Not applicable                     |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | E (101)                            |

## Description

The property comprises a mid-terraced industrial unit constructed in the late 1970's with first floor offices. Access via a manual roller shutter door to one side and a personnel door to the centre of the building. WC kitchen accommodation is on the ground floor together with an office area. There is a staircase to the first floor office from the central entrance lobby. The office benefits from carpeted floor tiles and perimeter electric points. Externally the property does have parking spaces opposite and within the large rear communal car park.

## Location

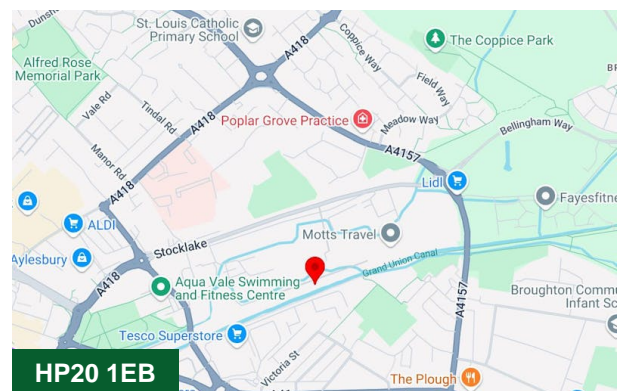
The property is located on the Park Street Industrial Estate, to the East of the town centre and close to the Stocklake Industrial area of Aylesbury. The estate has easy access to the A41. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 5 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 Motorways all of which are within a 20-minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes

## Terms

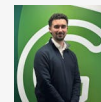
Long leasehold interest for sale 125 years.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



**James Garvey**

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