

NEW BUILD / **TRADE COUNTER** / LAST REMAINING UNIT

5,780ft² (536.97m²)



NEW BUILD



TRADE COUNTER



REMAINING UNIT



STOCKLAKE PARK INDUSTRIAL ESTATE

FARBROUGH CLOSE, AYLESBURY, BUCKINGHAMSHIRE, HP20 1DQ

IPIF
TRADE

LOCATION

Aylesbury is the county town of Buckinghamshire approximately 40 miles north west of central London on the A41 trunk road. The M40 is approximately 16 miles away at Thame (Junction 8).

Stocklake Park is conveniently located a short distance off the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

DESCRIPTION

The terrace comprises 3 brand new trade counter units of steel portal frame construction. Terms have been agreed with Screwfix and Eurocell on Units A & B.

SPECIFICATION

- 6.5m to the underside of the haunch
- 8 car parking spaces
- Electrical operated panel loading door
- Prominent location at the front of the estate

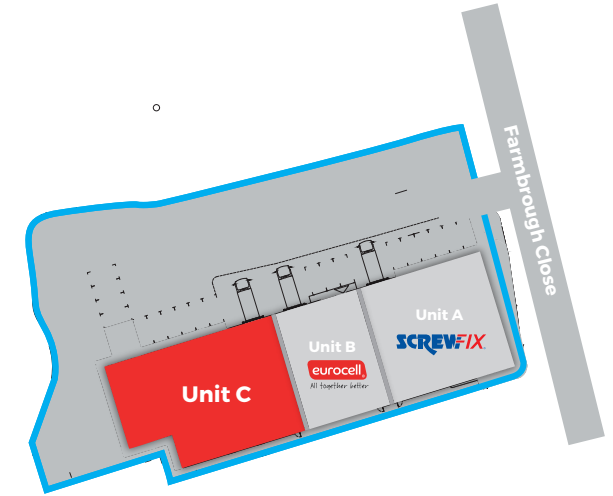
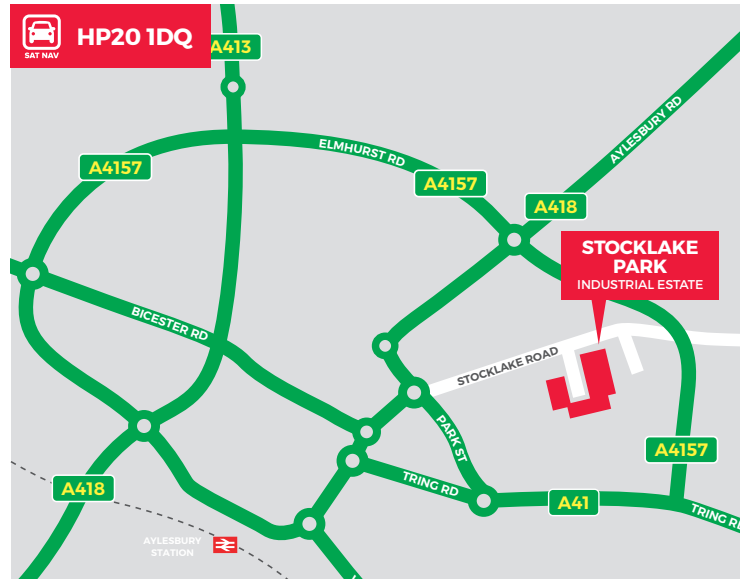
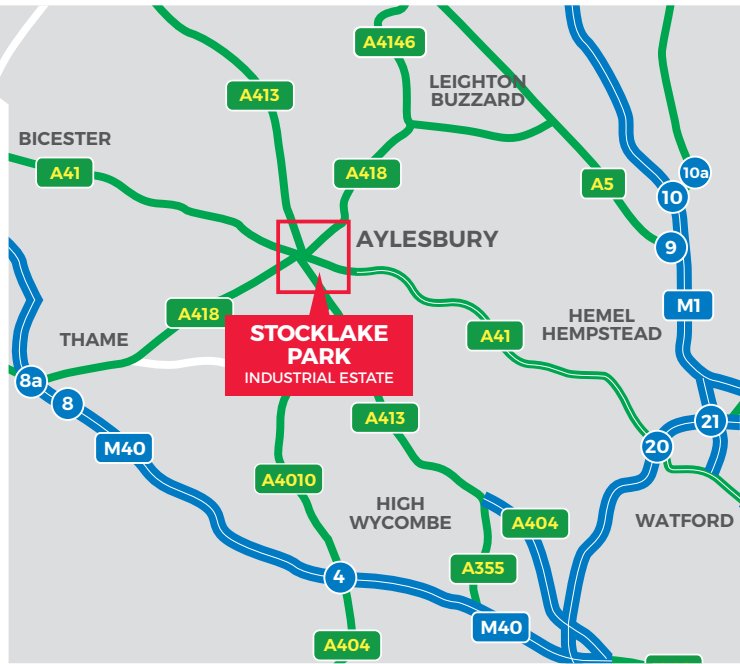
ACCOMMODATION

UNIT C	FT ²	M ²
Warehouse	5,780	536.97

The areas are measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross External Basis. (CEA).

LEASE TERMS

The unit is available on new full repairing and insuring lease.



BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.

On behalf of the Landlord



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