

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

FIELDS
COMMERCIAL

chartered surveyors

To Let

Units 22 And 23 Vale Industrial Estate, Aylesbury, HP19 9EW



A Block Of Industrial Units To Be Let In Individually Or As A Whole
Size: 3,500 - 31,694 Sq Ft
Rent: From £8 Per Sq Ft

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

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 units 3,500 to 31,694 Sq ft
- The units are to be refurbished
- 3 phase power
- Electric roller shutter doors
- 5.2m to 5.8m minimum eaves height
- Good on-site parking

EPC - Available on request

Location

The Vale Estate is centrally-located off Southern Road, which in turn is off the Bicester Road, leading to the major ring road of the town.

Description

A block of Industrial Units, being part of a small estate of similar properties:

UNIT 22: 13,777 sq ft at £8 per sq ft = £110,216
UNIT 22a: 8,200 sq ft - £8.25 per sq ft = £67,650
UNIT 22b: 3,500 sq ft at £9 per sq ft = £31,500
UNIT 23: 6,217 sq ft at £8.50 per sq ft = £52,84

Rents subject to VAT

The construction is low-maintenance profile clad elevations under a lined and insulated roof.

The units will benefit from yard space, see attached plan.

Rates

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value - Individual units to be advised (entire property £127,000)

Rates payable - Individual units to be advised (entire property £65,024)

For the year 2020/2021

Terms

New leases are available.

RENTALS: As above.

The units will be subject to a service charge, details available on request

Viewing

Strictly by appointment with the agent.

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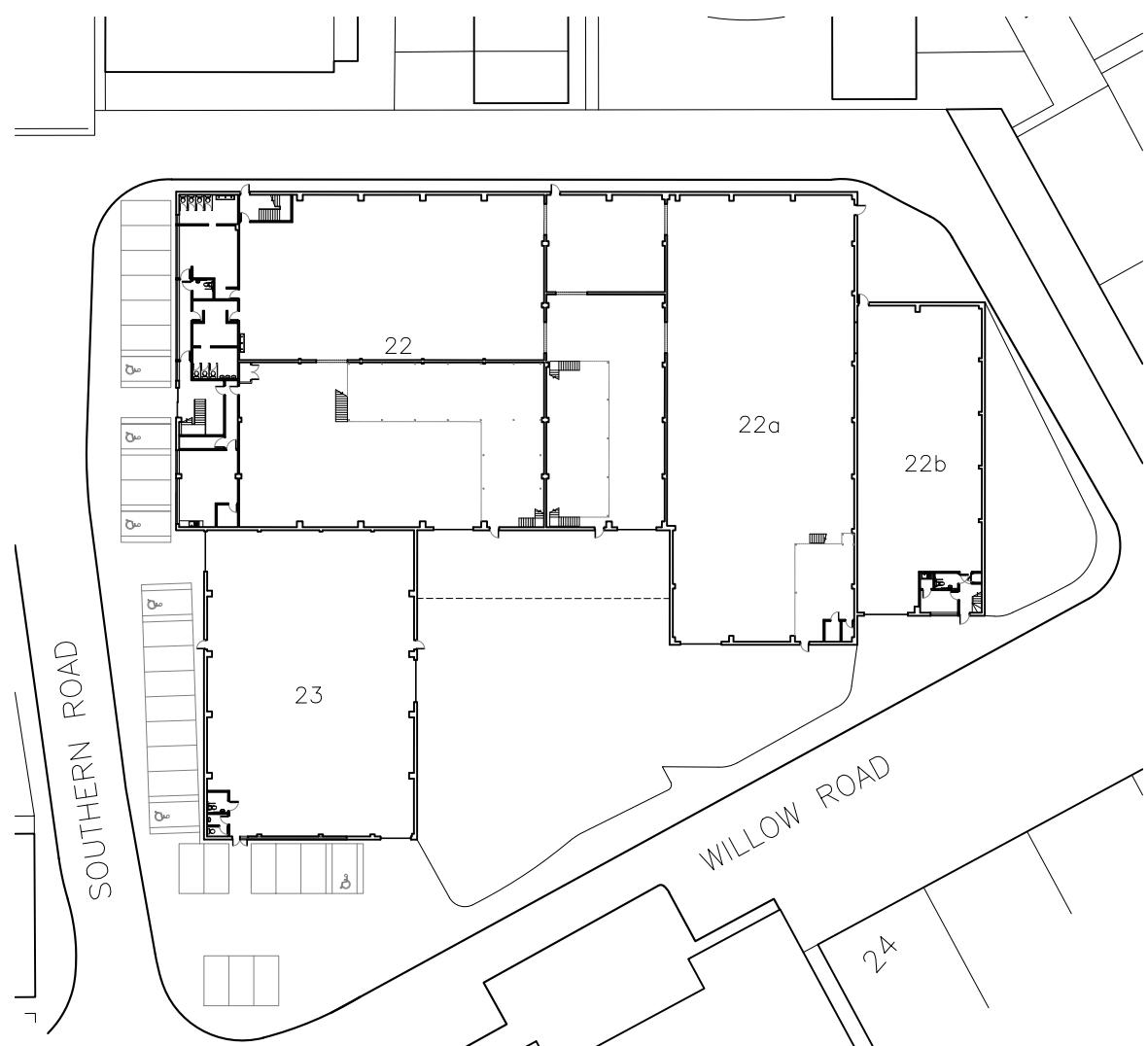


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0m 10m 20m 30m 40m 50m