

Tel: **01844 261121**  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto: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.  
Generated on 24/07/2020





### 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.

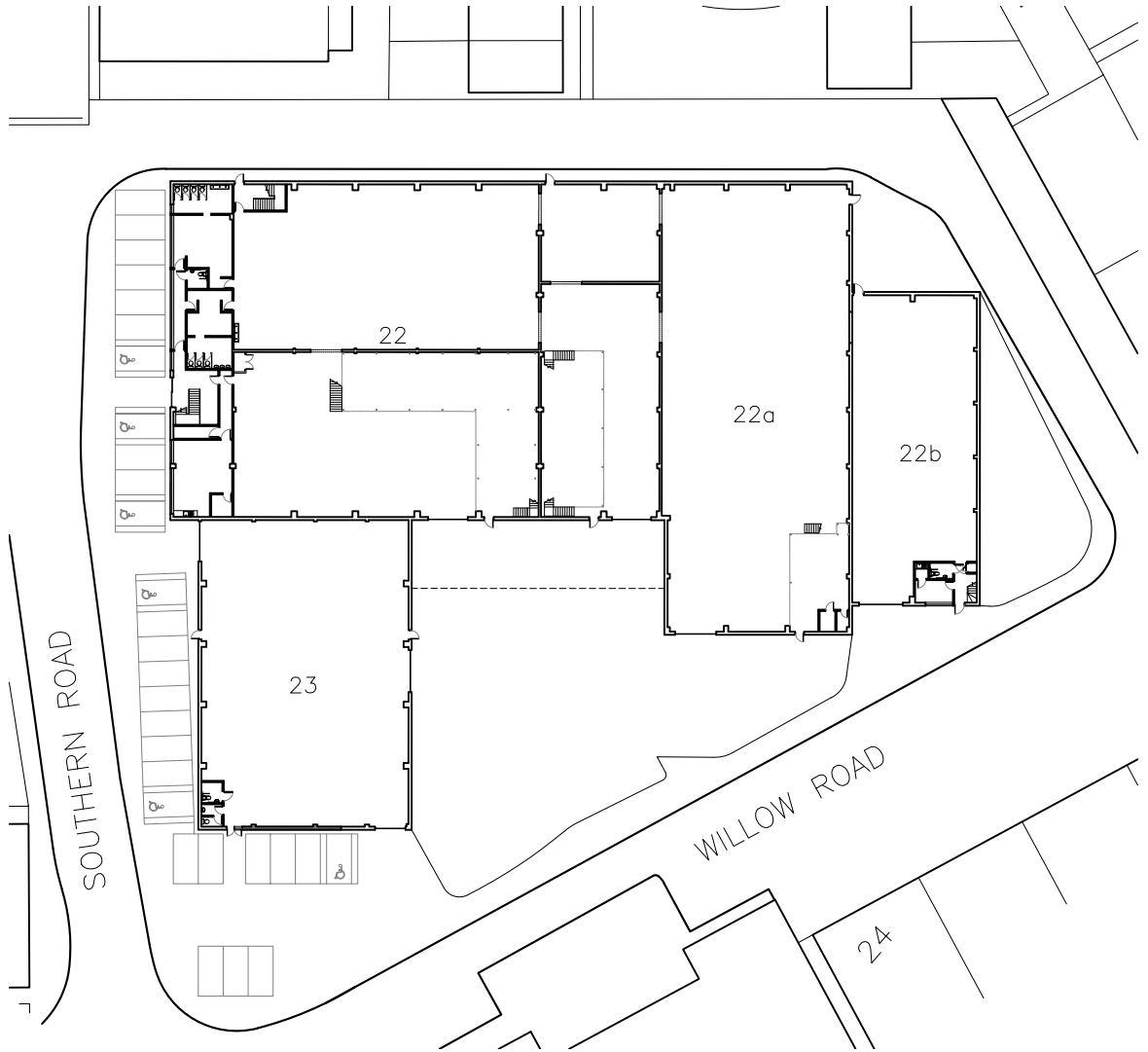
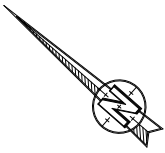
Tel: **01844 261121**  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)



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.  
Generated on 24/07/2020





SITE PLAN 1:500

