6 Millennium Point

Broadfields, Aylesbury, HP19 8ZU

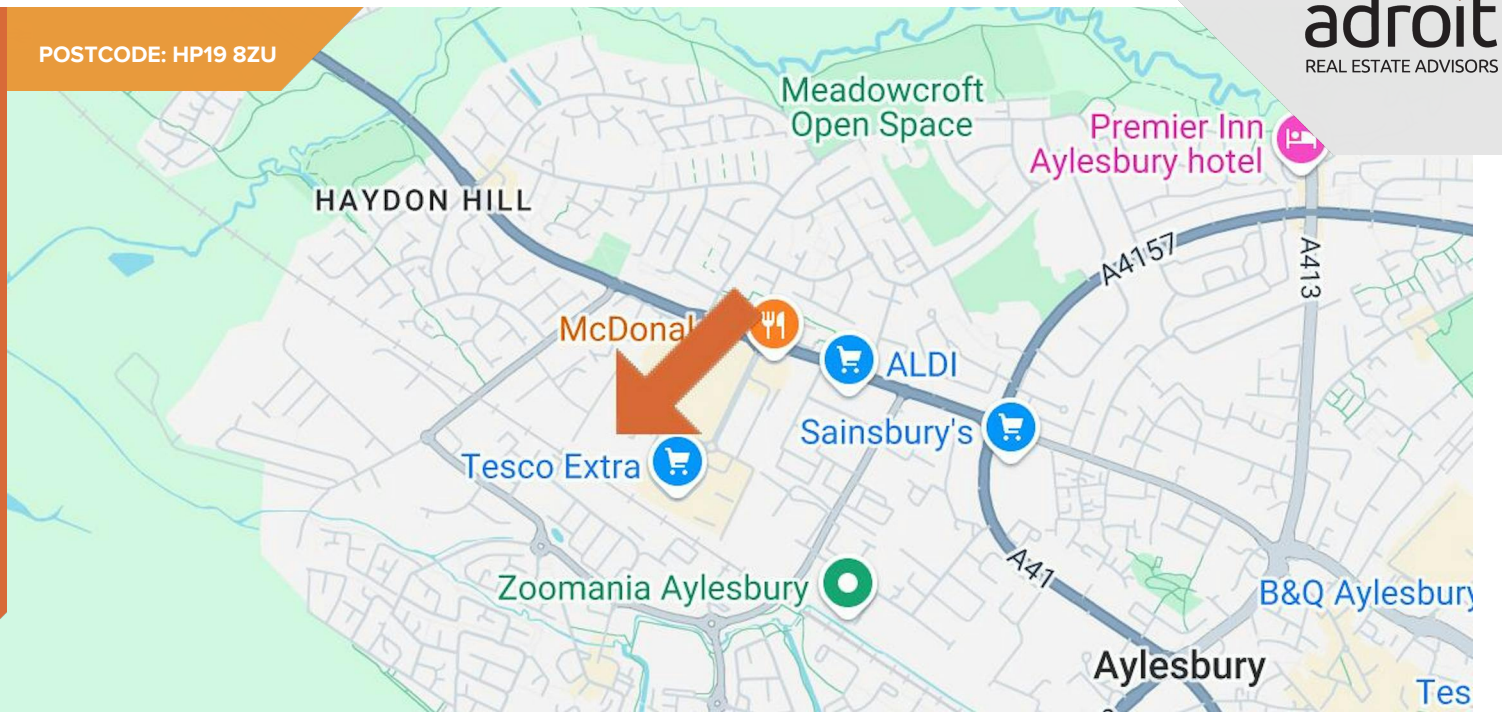
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TO LET

6,623 sq ft (615.30 sq m)

- 5.6m clear internal height
- One up and over loading door
- Forecourt car parking
- Three phase power
- Mains gas
- Lighting within the warehouse
- Recarpeted and redecorated offices
- Available on a new lease



Description

A semi detached warehouse unit built approximately 20 years ago. The unit benefits from one level access door, two storey offices, sodium lighting within the warehouse, 5.6m clear internal height rising to 8.5m at the apex, forecourt parking, three phase power and a mains gas supply. The unit is immediately available on a new lease.

Location

Millennium Point occupies an accessible location on the Broadfields retail & trading park accessed via the A41 Bicester Road approximately 1.5 miles north west of Aylesbury town centre. The M40 (Junction 8A) and M25 (Junction 20) are both typically within 30 minutes of the unit.

Occupiers on the retail park include a Tesco Extra store, M&S Simply Food, Next and McDonalds. Occupiers on the Millennium Point Estate include NRS Healthcare, Evri and Millennium FX.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse and offices	6,136	570.05
1st - Offices	487	45.24
Total	**6,623**	**615.29**

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Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

D (80)

Availability

Available Immediately

Rent

£12 per sq ft

Service Charge

£1,818 per annum Budget figure to September 2026. Buildings Insurance - £939 to March 2027.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £67,000
2026 Rating List.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

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