UNIT 3, AESOP BUSINESS PARK, ASTON CLINTON, HP22 5EZ





DISTRIBUTION WAREHOUSE TO LET

South East last-mile logistics facility

53,002 Sq Ft

Description

The property comprises a self contained, last-mile distribution warehouse, extending to 53,002 sq ft (4,924 sq m), with enclosed yard and incorporating first floor ancillary offices.

The property benefits from the following specification:

- Steel portal frame construction
- 10.5m Eaves height
- 2 dock level loading doors
- Enclosed yard
- 63 parking spaces
- 335 kVA power supply
- Racking is currently in situ - Incoming occupiers have the option to retain it.

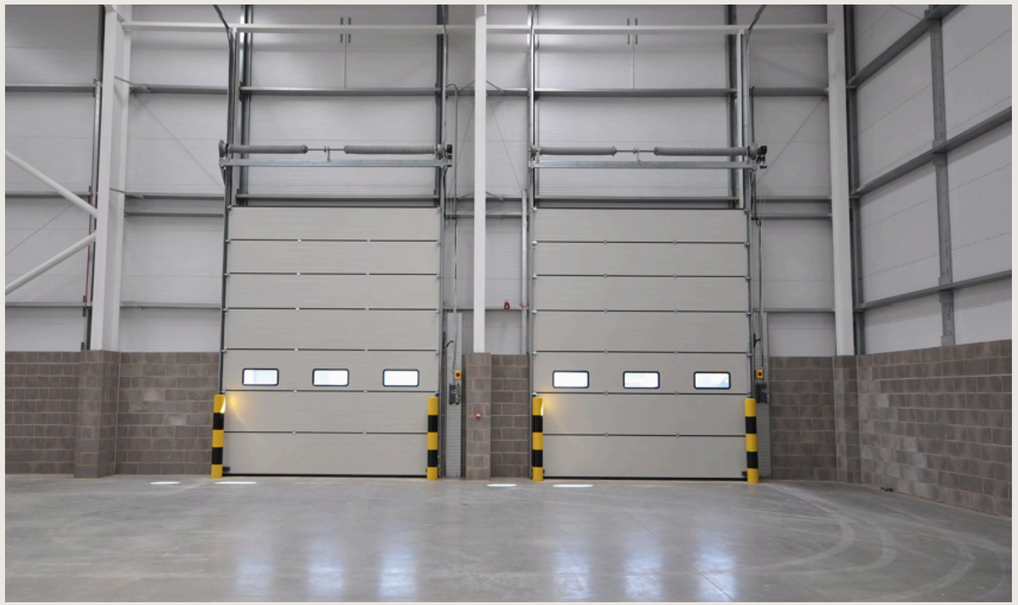
Site

The site extends to 2.26 acres (0.91 hectares), providing a low site cover of 48%.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practive (6th Edition) on a Gross Internal Area (GIA) basis, and provides the following areas:

WAREHOUSE	4,476 sq m	48,180 sq ft
FIRST FLOOR OFFICE	448 sq m	4,822 sq ft
TOTAL	4,924 sq m	53,002 sq ft



M1 AGENCY

FOR FURTHER DETAILS PLEASE GET IN TOUCH

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