TO LET



Unit 3 Aston 41, Aesop Business Park, Aesop Road, Aston Clinton, HP22 5EZ

INDUSTRIAL/ DISTRIBUTION WAREHOUSE TO LET - FLEXIBLE LEASES AVAILABLE

Tenure	To Let
Available Size	53,002 sq ft / 4,924.05 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

- 10.5m Eaves
- 3 Level Access Loading Doors
- Racking in situ - To be taken as is or can be removed
- 63 Car Parking Spaces
- 2 Dock Level Loading Doors
- Floor plans & racking plans available on request
- Enclosed Yard
- 2.26 Acre Site

Description

The property comprises a self contained, high quality, last-mile distribution warehouse, extending to 53,002 sq ft benefiting from an enclosed yard, separate parking and Grade A first floor offices. The unit benefits from wide aisle racking in situ however this can be removed for an incoming tenant.

Location

Aston Clinton is an affluent South East town and established industrial location within close proximity to Central London and affluent Buckinghamshire and Hertfordshire conurbations. Boasting excellent road connectivity, the site is situated directly adjacent the A41 Dual Carriageway. The A41 provides fast and direct access to the M25 Motorway in just a 17 minute drive time.

The town also benefits from excellent air connectivity due to the close proximity of Heathrow and Luton Airport.

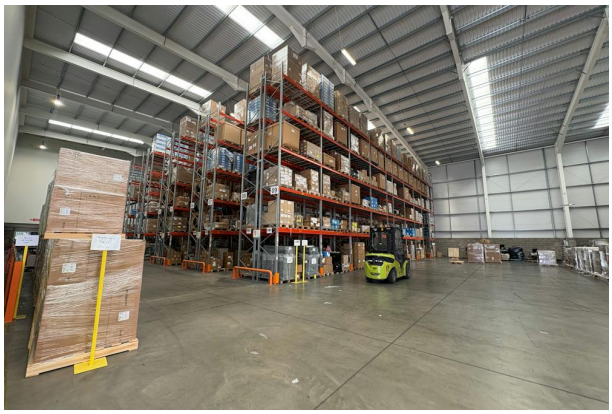
Central London sits just 38 miles (40 minute drive time) to the south east, with Oxford 24 miles (35 minute drive time) to the west. Other key South East towns such as Bicester, Luton, Milton Keynes and Reading are well served given the central location and excellent links to major transit routes.

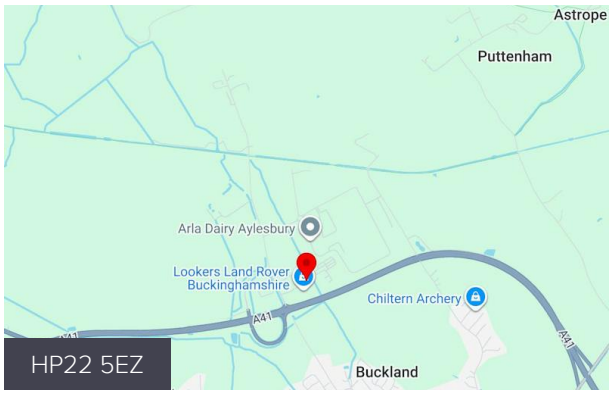
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	53,002	4,924.05	Available
Total	**53,002**	**4,924.05**	







Viewing & Further Information

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