/NDURENT

VANTAGE 41

TIMBER YARD CLOSE, ASTON CLINTON,
BUCKINGHAMSHIRE HP22 0AY
///BULK.DRIVES.TASKBAR

PRIME, NEWLY DEVELOPED,
SOUTH-EAST MULTI-LET ESTATE

INDUSTRIAL UNITS TO LET
4,775 SQ FT (443 SQ M) TO
44,775 SQ FT (4,091 SQ M)

Available now.



Located on A41 with rapid access to M40, M25 and M1 motorways.

BREEAM Very Good.
Top 50% of UK warehouses for sustainability.

Warehousing that Works.

High performance space for your business.

A brand new prime multi-let industrial estate, in a gateway location into Aylesbury. The estate benefits from rapid access to London and the wider South-East alongside the M40, M25 and M1 motorways.



An ideal location for the South East.

Situated directly off the A41 dual carriageway, Vantage 41 has excellent road connectivity to Junction 20 of the M25 and Aylesbury. The site is in an established industrial location that has seen significant inward investment in recent years.

4 miles east of Aylesbury town centre, it also lies between the market towns of Tring and Wendover.

Vantage 41 can be accessed off College Road North, which provides direct access onto the A41, which connects to London and the M25 to the east and Bicester and the M40 to the west through Aylesbury.



Warehousing that Works.



Aerial Plan

Warehousing that Works.

Indicative master plan computer generated image.

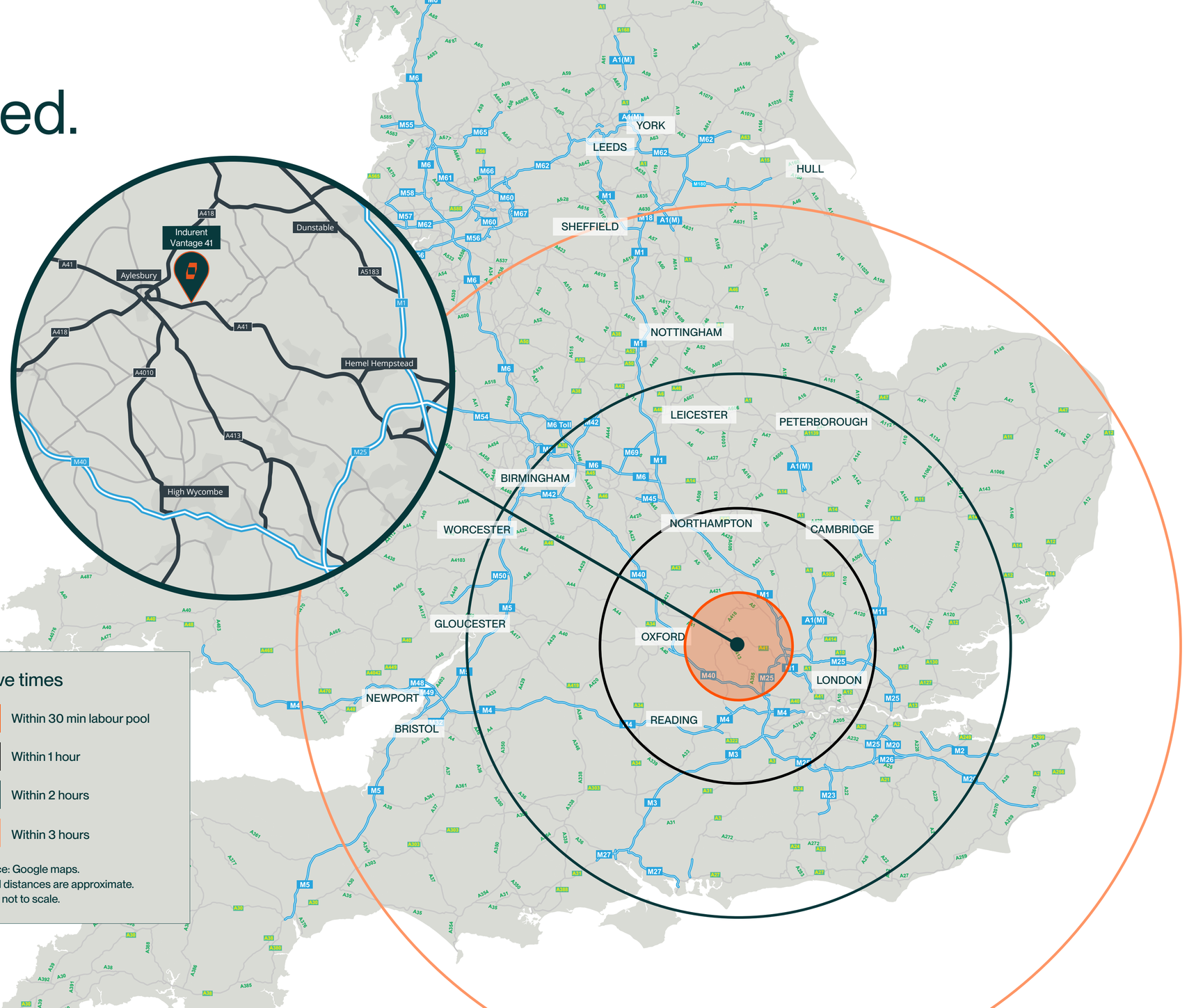
You’re well-connected.

MAJOR ROADS

M25 J20	17 miles

CITIES/MAJOR TOWNS

Central London	42 miles
Birmingham	89 miles
Southampton	96 miles
Bristol	112 miles
Felixstowe	116 miles
Dover	122 miles
Cardiff	145 miles
Leeds	169 miles
Manchester	172 miles



Warehousing that Works.

Schedule of accommodation.

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL
1	38,488	5,549	44,037
2	30,331	5,622	35,953
3			
4	4,604	1,587	6,191
5	4,269	1,476	5,745
6	4,275	1,480	5,755
7	4,880	1,482	6,362
8	4,605	1,400	6,005
9	4,074	1,240	5,314
10	3,532	1,243	4,775
11	3,550	1,237	4,787
12	4,604	1,588	6,192
13	8,017	1,795	9,812
14	8,051	1,962	10,013
15	5,035	1,470	6,505
16	6,674	1,942	8,616
TOTAL	131,412	31,073	166,062

All areas are on a GEA (Gross External Area) sq ft basis.



Available

Let

Warehousing that Works.

Take a closer look →



Why choose Vantage 41?

Planning granted for E(g) (iii) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Situated off the A41 dual carriageway providing fast access to the M25, London, South East, M40 and the Midlands.

Growing town, large labour force available locally.

Fully serviced site with access, power and utilities in place.

37.5kN sq m floor loading.

Electric loading doors.

First floor for storage or fitting out as office space.

Ability to combine units.

18m yard depth [units 4-12] 24.5m yard depth [units 13-16].

8.5m clear internal height.

Landscaped environment.

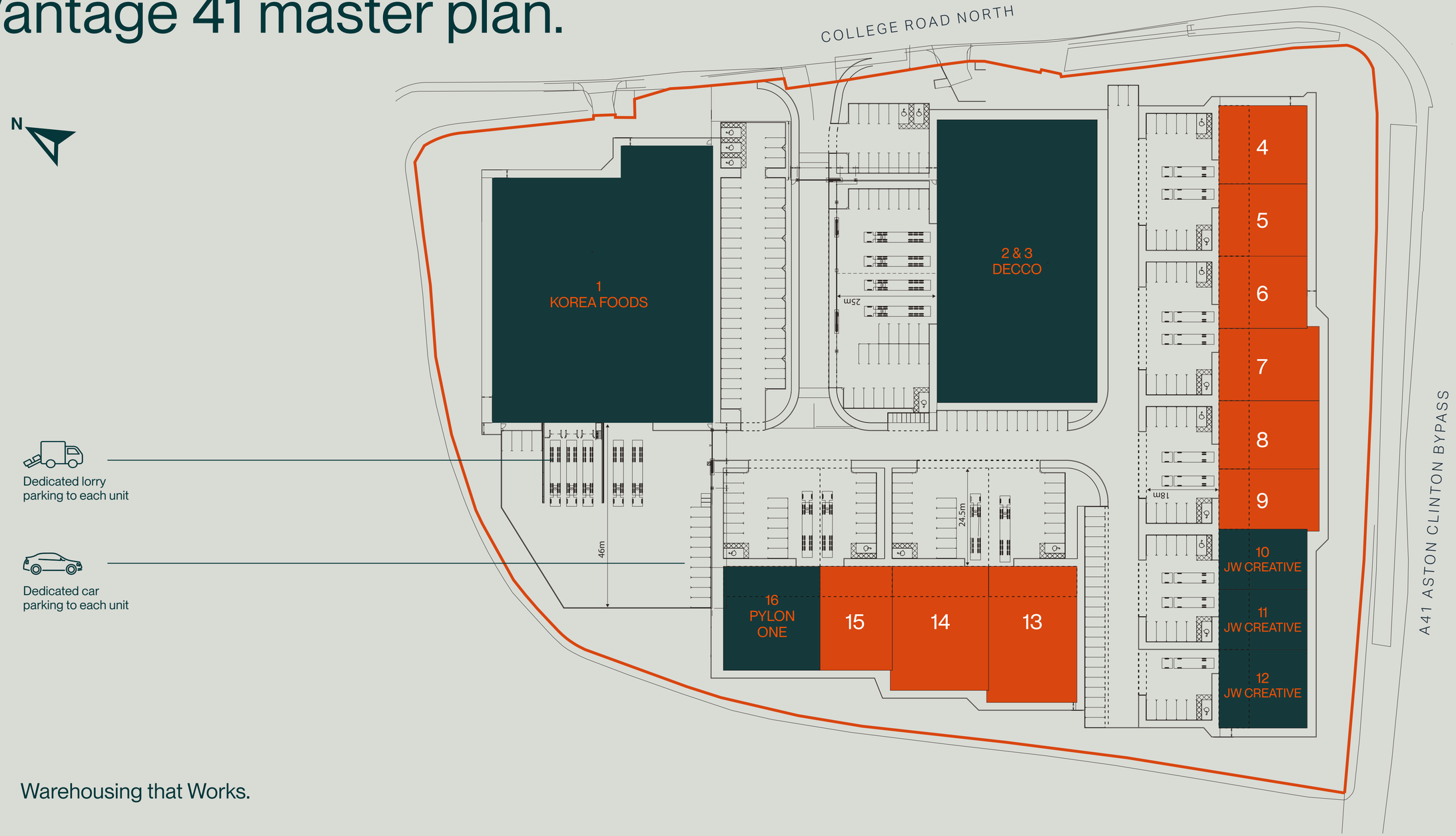
Generous parking facilities.

Secure industrial park.

Lift to Units 14 & 16.

Warehousing that Works.

Vantage 41 master plan.



Warehousing that Works.







Warehousing that Works.



Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

Green credentials.

BREEAM ‘Very Good’

EPC A
(Units 1-3)
EPC B
(Units 4-16)

High performance insulated cladding and roof materials

Car sharing bays on all units

Photovoltaic panels across the estate

Landscaping including native and non-native species

Smart electric vehicle charging points to all units

15% warehouse roof lights increasing natural daylight

Low air permeability design

Secure interior cycle storage to encourage cycling to work



Warehousing that Works.



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending purchaser should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. August 2025. TBDW 05862-01.

Warehousing that Works.

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