/INDURENT



Industrial

UNIT 6 | VANTAGE 41

College Road North, Aston Clinton, HP22 0AY

UNIT 6 | 5,755 SQ FT

Industrial Unit

Located in Aston Clinton, Vantage 41, Unit 6 offers high-quality warehouse with 8.5mtrs eaves height and a first floor area which can be used for either storage or converted into an office. ,The unit is BREEAM Very Good certified, ample parking, and has dedicated EV charging. The site is a secure gated estate.
An ideal opportunity for businesses seeking a modern, well-connected industrial space.

Lease Type	New



Unit Summary

- Electric Roller Shutter Door
- Dedicated Car Parking
- 24 Hour Access
- Refurbished Unit
- Secure Estate
- Well Maintained Estate

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£77,300.00	£13.43
Rates	£18,799.83	£3.27
Service Charge	£3,006.76	£0.52
Insurance	£1,151.00	£0.20
Total Cost	£103,581.33	£18.00

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

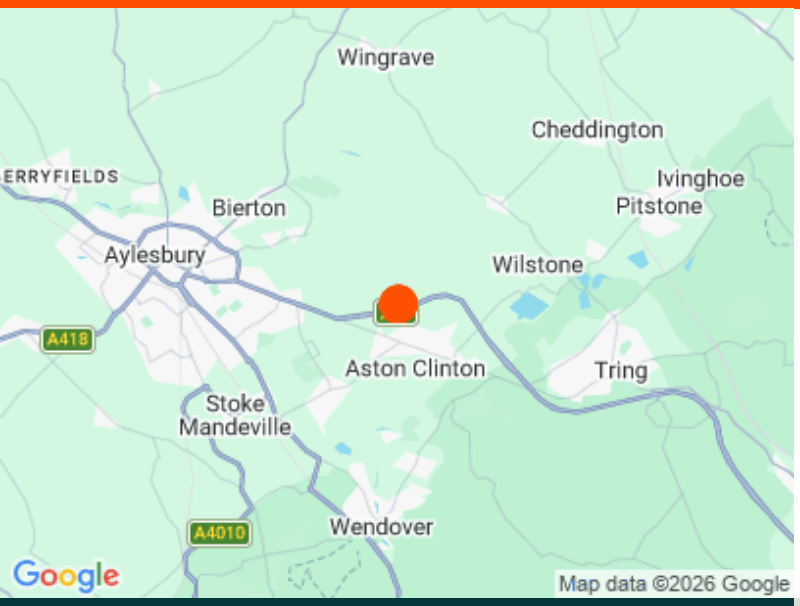
For more info please visit: unit.info/UIN0100011

+44(0) 808 169 7554

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Location

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

Road
M25: 17 miles

Airport
Heathow: 35 miles

Rail
Aylesbury: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (30)

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For more info please visit: unit.info/UIN0100011

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