david charles
property consultants

TO LET



Former Arriva Bus Garage

12 Smeaton Close, Aylesbury, HP19 8UR

Rarely Available 1.82 Acre Bus Garage comprising an Eight-Bay Roller Shutter Warehouse, Wash Bay & Steam Cleaning Facilities.

1.60 Acres

(0.65 Hectares)

- Eight-Bay Roller Shutter Warehouse
- Suction Extraction for Exhaust Systems x8
- Dedicated Vehicle Wash Bay Facilities
- Steam Cleaning Facilities
- Excellent Road Connectivity - A41 (1 Mile)
- Aylesbury Railway Station (2 Miles)
- Well Connected to the M40 (Junction 8A – 16 Miles) and M1 (Junction 13 – 20 Miles)

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Summary

Available Size	1.60 Acres
Rent	£230,000 per annum
Rates Payable	£43,780.22 per sq ft
Rateable Value	£166,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

A rare opportunity to acquire a substantial 1.82-acre self-contained former bus depot, offering a highly functional operational facility suitable for a wide range of transport, logistics, fleet maintenance, engineering, distribution and industrial occupiers.

The property comprises an eight-bay roller shutter warehouse/workshop together with a dedicated vehicle wash bay and steam cleaning facilities. Externally, the site benefits from approximately 37,000sqft of secure surfaced yard, providing generous space for HGV and commercial vehicle parking, circulation, loading, operational storage and fleet marshalling.

The site is well suited to occupiers requiring a self-contained depot with excellent operational functionality and convenient access to the surrounding motorway network (M40 / M1).

Accommodation

The accommodation comprises the following areas:

Name	Description	sq ft	sq m
Building - Main warehouse and offices	Main warehouse and offices	14,913	1,385.46
Building - Bus wash building	Bus wash building	2,068	192.12
Ground - Office	Office	1,064	98.85
Total		**18,045**	**1,676.43**

Location

The property occupies an established commercial location within Aylesbury, benefiting from excellent connectivity to the regional and national road network. The site is located approximately 1 mile form the A41, 16 miles from the M40, 23 miles from the M25 and 28 miles from the M1, providing excellent connectivity.

Aylesbury town centre is situated approximately 1.5 miles to the south-east, providing an extensive range of retail, leisure, banking and food & beverage amenities. Aylesbury Railway Station, approximately 2 miles away, offers regular services to London Marylebone in approximately one hour, together with direct connections to Oxford, Princes Risborough and Bicester.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant will be responsible for these costs.

Viewing & Further Information



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FIRE EXIT








2 METRES
6 FEET






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