**A MODERN, HIGHLY PROMINENT, FLEXIBLE TRADE AND LIGHT-INDUSTRIAL ESTATE**
serving Aylesbury's rapidly growing population and the wider Buckinghamshire market




# AYLESBURY
# ENTERPRISE PARK

STOCKLAKE // AYLESBURY // HP20 1DS

## TO LET

9 NEW INDUSTRIAL / TRADE COUNTER UNITS

**2,373 SQ FT** TO **12,504 SQ FT**





## ACCOMMODATION

| | GROUND (SQ FT) | FIRST FLOOR OFFICE (SQ FT) | TOTAL (SQ FT) | TOTAL (SQ M) | CLEAR HEIGHT (M) |
|---|---|---|---|---|---|
| Unit 1 & 2 | LET TO TOOLSTATION | | | | |
| Unit 3 | 2,856 | - | 2,856 | 265 | 6.2 |
| Unit 4 | 11,081 | 1,423* | 12,504 | 1,162 | 6.1 |
| Unit 5 | 6,278 | 1,116* | 7,394 | 687 | 6.3 |
| Unit 6 | 6,129 | 1,098** | 7,227 | 671 | 6.3 |
| Unit 7 | 6,163 | 1,098* | 7,261 | 675 | 6.3 |
| Unit 8 | 6,121 | - | 6,121 | 569 | 6.2 |
| Unit 9 | 5,357 | - | 5,357 | 498 | 6.3 |
| Unit 10 | 2,373 | - | 2,373 | 220 | 6.4 |
| Unit 11 | 2,422 | - | 2,422 | 225 | 6.3 |

All floor areas are approximate gross external areas.
*First floor fitted offices if required. **First floor offices provided to Unit 6.

## SPECIFICATION

New Trade Counter / Warehouse development

Quality brand new specification

Potential for first floor offices / storage

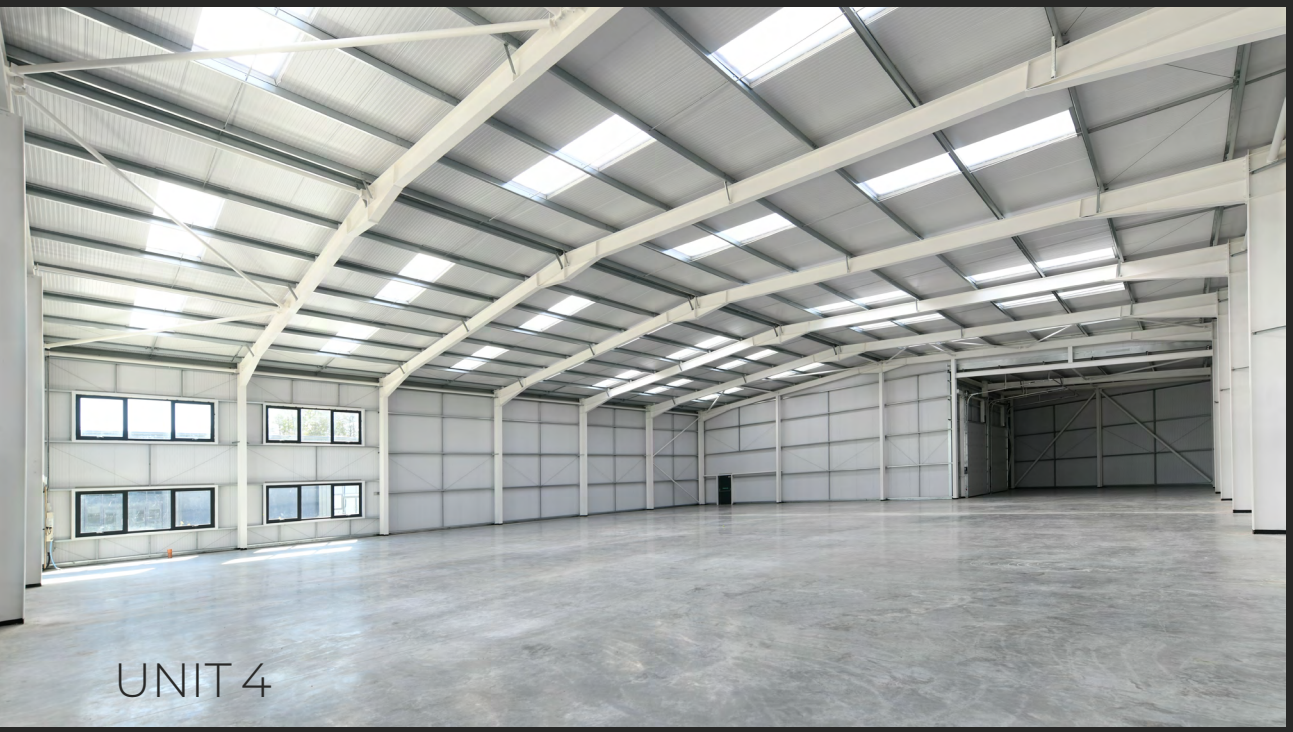
PV's, EV Charging & Cycle Storage

Fenced and gated estate

Unit 4 benefits from a large fenced yard

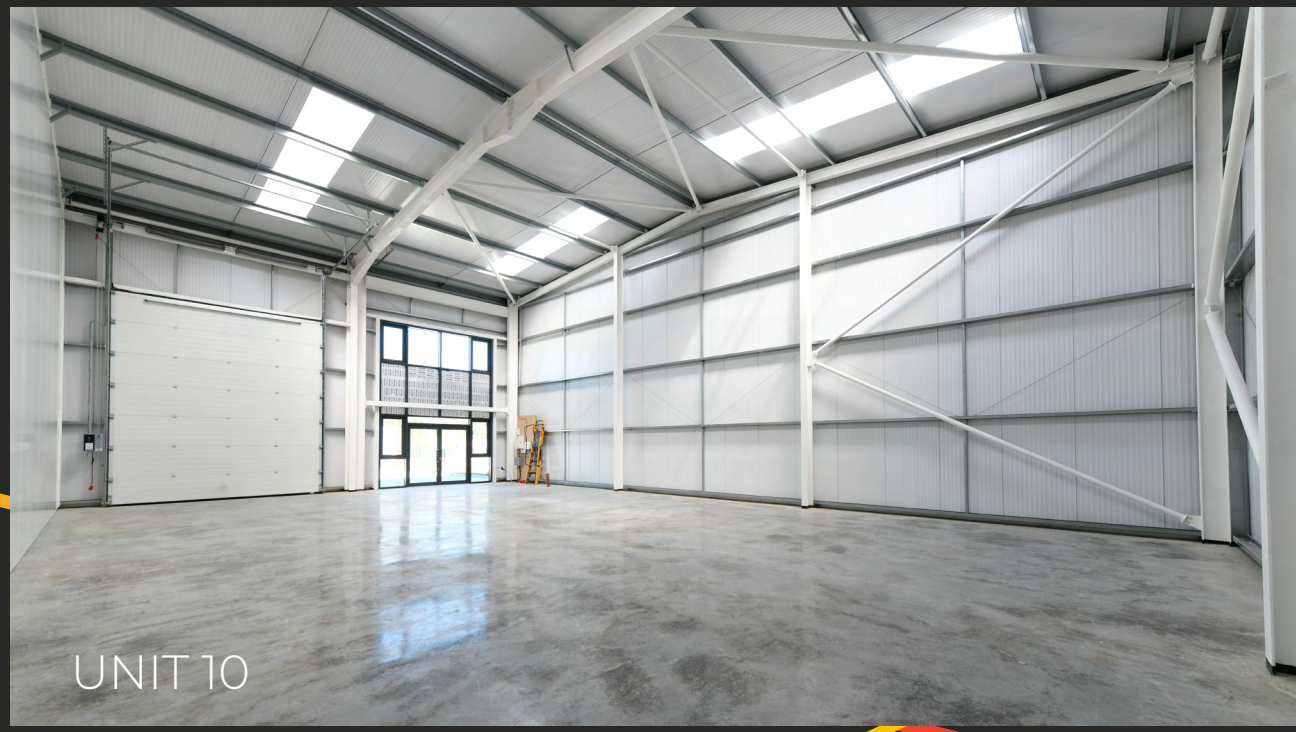
Clear height from 6.13m

EPC A


UNIT 4


UNIT 5




UNIT 10


TO LET
33
35
37
38
40
41
42
43
18
21
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23
24
26
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# LOCATION

Aylesbury is the county town of Buckinghamshire approximately 40 miles north west of central London on the A41 trunk road. The M40 is approximately 16 miles away at Thame (Junction 8). Aylesbury Enterprise Park is conveniently located a short distance off the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

The development is highly visible onto both Stocklake Road and Oakfield Road (A4157) and is located next to Lidl Supermarket and a McDonald's Drive Thru.







Aylesbury Garden Town's are due to deliver
**16,000 new homes by 2033**

Aylesbury Vale's population is projected to grow by
**over 10% between 2020 and 2030**

The major residential developments around the park, including
**Berryfields, Weedon Hill, Kingsbrook, Woodlands** and **Hampden Fields**

**19,500 vehicles passed the site daily in 2024,**
with traffic levels expected to increase further as the surrounding residential developments are delivered.




## TERMS

The units are available to let on a new lease on terms to be agreed.

## EPC

Grade A.

## CONTACTS

For further information please contact the agents

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