

Unit 29/30 Anglo Business Park, Smeaton Close, Aylesbury, HP19 8UP

To Let

Industrial Unit Available in Aylesbury

Unit 29/30 Anglo Business Park, Smeaton Close, Aylesbury, HP19 8UP

Summary

- EPC: B
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

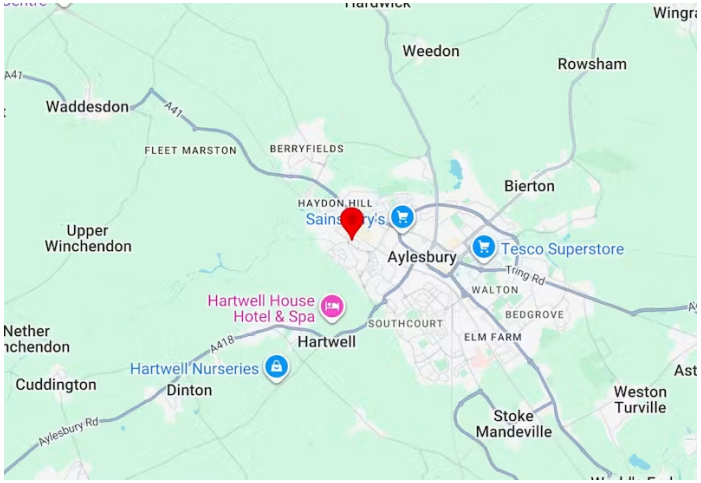


Katy Kenealy
07892 704 393
katy.kenealy@jll.com



Niamh Bell
07889 907216
Niamh.Bell@jll.com

020 7493 4933
jll.com





Location

The business park is situated in the northeast sector of Aylesbury, approximately 1.5-2 miles from the town centre. It benefits from direct access to the A41 Bicester Road, providing excellent connectivity to the strategic road network and motorway links (M40, M1, M25).

Aylesbury is the county town of Buckinghamshire, approximately 40 miles North West of Central London on the A41 trunk road.

Description

Modern End-of-Terrace Unit with Versatile Office & Warehouse Space – Aylesbury Business Park

A prime opportunity to occupy a contemporary end-of-terrace unit situated within a well-established and secure business park in Aylesbury. This versatile property offers a combination of modern office accommodation and warehouse facilities, ideal for businesses seeking flexible operational space.

Unit 30 comprises ground and first floor office space designed to professional standards, featuring a welcoming reception area, formal boardroom, and quality office accommodation throughout. The unit benefits from kitchen facilities for staff convenience, extensive office storage, and WC facilities within the premises. Access is managed via a secure front door with CCTV surveillance, providing enhanced security for occupiers.

The property is enhanced by sustainable features including solar panels, contributing to reduced operational costs and environmental credentials. Practical amenities include 12 allocated parking spaces, essential for staff and visitor access.

Located within a secure, gated estate, this well-maintained business park offers a professional environment with excellent connectivity throughout Aylesbury and the wider region. The combination of modern specification, flexible space, and comprehensive facilities makes this an attractive proposition for growing businesses across various sectors.

Available immediately for occupation.

Accommodation

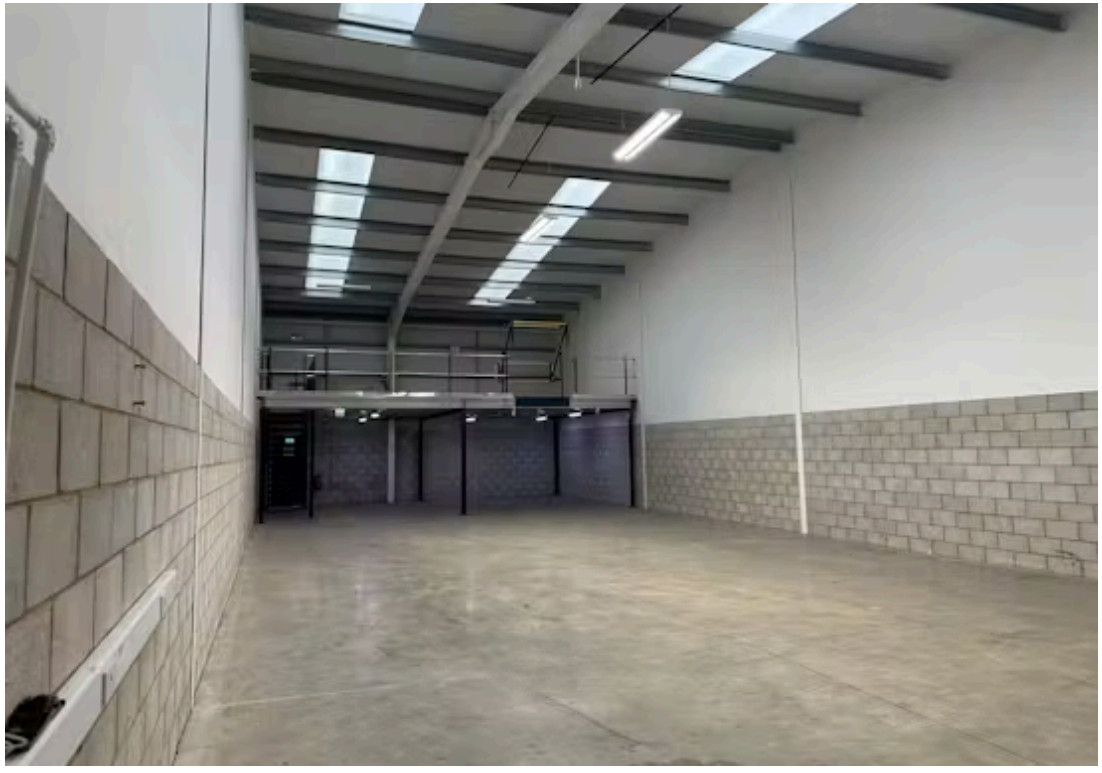
Name	sq ft	sq m
Unit - 29	3,438	319.40
Unit - 30	4,380	406.92
Total	**7,818**	**726.32**

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorised only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorisation of Jones Lang LaSalle.



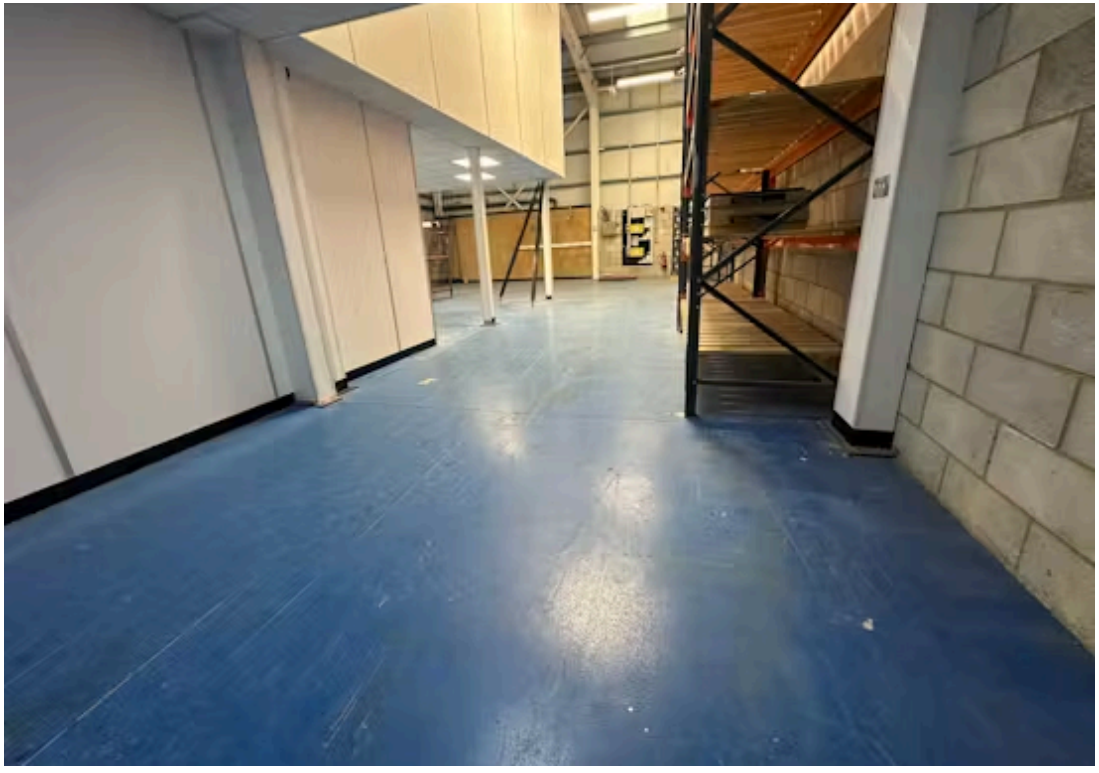



LANDLORD ONLY
30
30
30
30










28