

JLL®

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

To Let

Modern End-of-Terrace Unit

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

Summary

- EPC: B
- Lease: New Lease

Further information

- View details on our website

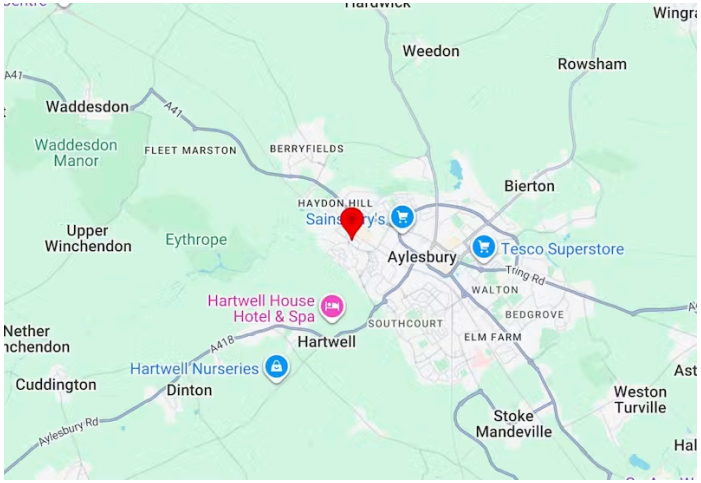
Contact & Viewings



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Description

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 offers ground and first floor offices with open plan warehouse, presenting opportunities for businesses requiring both administrative and storage or light industrial facilities under one roof.

The property is enhanced by sustainable features including solar panels, contributing to reduced operational costs and environmental credentials. Practical amenities include 6 allocated parking spaces, essential for staff and visitor access.

Located on a well-maintained business park the unit 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.

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.

Accommodation

Name	sq ft	sq m
Unit - 30	4,380	406.92
Total	**4,380**	**406.92**

Specifications

- 6 parking spaces available
- Modern end of terrace unit
- Ground and first floor offices with open plan warehouse
- Well established business park in Aylesbury
- WC's in unit

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