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Commercial Property Consultants
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PROPERTY PARTICULARS

MODERN INDUSTRIAL WAREHOUSE UNIT
FREEHOLD FOR SALE / TO LET

Unit 9B, Triangle Business Park,
Quilters Way, Stoke Mandeville,
Bucks, HP22 5BL



6,655 SQ. FT / 618 m2 (APPROX GIA)

OF INTEREST TO OWNER OCCUPIERS & INVESTORS

LOCATED ON A WELL ESTABLISHED BUSINESS PARK

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
The property is situated on Triangle Business Park, Quilters Way off the A413 Wendover Road, approximately 3 miles to the southeast of central Aylesbury. The premises are located within a reasonable distance from the M1, M40 and M25 motorways and approximately 2.5 miles from the extended A1M. Stoke Mandeville Train Station is close by.

DESCRIPTION
The premises comprise a semi-detached modern industrial unit providing two storey office accommodation. Access to the workshop is via a roller shutter door on the front elevation and the maximum eaves height is 6.3 m with a minimum eaves height of 5.3 metres. The ridge height is 8.21 m.

The offices are fitted to modern standard and have suspended ceilings, recessed lighting and air-conditioning. The offices have been extended during the life of the building into the warehouse area on two levels. A large car park and loading facilities exist to the front of the building.

ACCOMMODATION
The premises comprise the following approximate gross internal areas:

Ground Floor Warehouse/ Offices:	476.67 m2 / 5,130.83 sq. ft.
First Floor Offices:	141.59 m2 / 1,524.08 sq. ft.
Total:	618.26 m2 / 6,654.91 sq. ft.



PURCHASE PRICE
Our clients seek £1,250,000 for their freehold interest.

The property is elected for VAT.

RENT & TERMS
£73,000 per annum plus VAT for a new lease for a term to be agreed.

DUE DILIGENCE
Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

RATES
The Valuation Office indicates a Rateable Value as of 1st April 2026 of £70,000. Rate in the £ for 26/27 is 48.0p

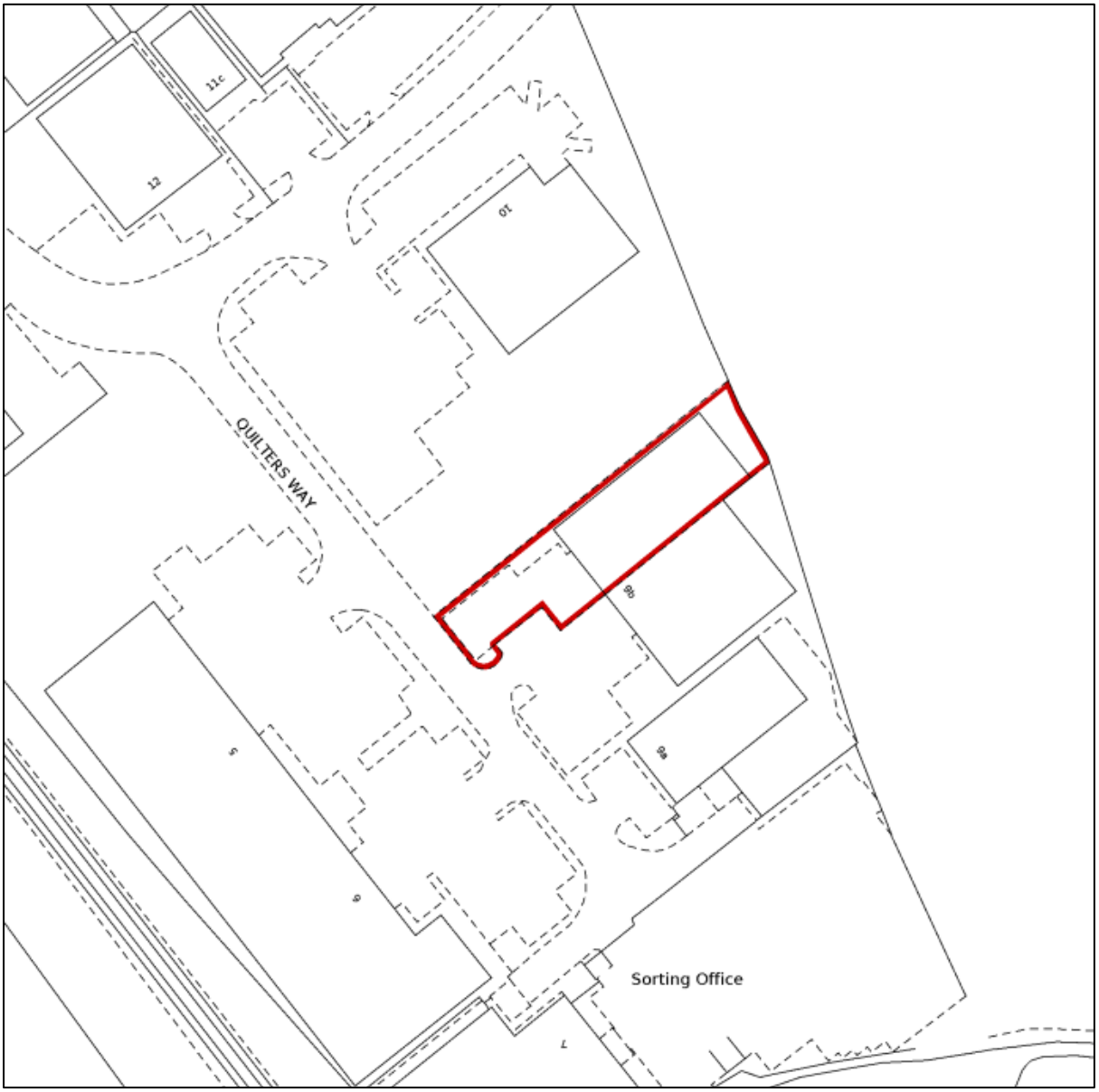
ENERGY PERFORMANCE RATING
C-67

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LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING
Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:

Tom Good / Phillip Mawby
tomg@dbk.co.uk / Phillip Mawby
01494 450951



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