Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

Secure Concrete Surfaced Open Storage Yard

UNIT 19, BROADFIELDS
BICESTER ROAD
AYLESBURY
BUCKS HP19 8ZU



2.4 Acres (0.97 Hectares)

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 premises are situated on the Broadfields Estate and situated next to a Tesco Extra Supermarket and various industrial units. Access is direct from the Bicester Road via Broadfields.

Aylesbury, the County Town of Buckinghamshire, benefits from a dual carriageway link to the M25 (Junction 20) via the A41, while access to the M40 is available at Bicester (Junction 9) via the A41 or at Thame (Junction 7/8) via the A418.

DESCRIPTION
The subject premises comprise a concrete surface open storage yard with security fencing and remote control security gates which is flat and rectangular in shape.

ACCOMMODATION (Approximate Area)

2.4 Acres (0.97 Hectares)

TERMS
A new full repairing and insuring lease for a term to be negotiated.

RENT
£365,000 per annum, plus VAT.

BUSINESS RATES
The Valuation Office website indicates a 2023 Rateable Value of £85,500.

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

VIEWING - By appointment with the Sole Agents:

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