STOCKLAKE Industrial Park

Aylesbury HP20 1DQ

- Refurbished industrial/warehouse units
- 4,880 - 8,227 sq ft
- Over 80% occupied

TO LET



stocklakepark.co.uk

NORTHWOOD
URBAN LOGISTICS



THE SITE

- Strategically positioned with excellent road connectivity, less than 1.5 miles from the A41 providing access to the M40, M1 and M25
- Less than a mile from Aylesbury Town Centre
- Surrounding occupiers include; Lidl, Salesmade Ltd, R&A Engineering and New Era Logistics
- Generous parking and yard areas
- Secure fenced estate with CCTV across the site
- Owner-managed site with out-of-hours security and flexible leases available



Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
3	7,450 sq ft	759 sq ft	**8,227 sq ft**
12	4,120 sq ft	760 sq ft	**4,880 sq ft**
14	4,143 sq ft	750 sq ft	**4,893 sq ft**
15	4,140 sq ft	756 sq ft	**4,896 sq ft**
16	5,598 sq ft	802 sq ft	**6,400 sq ft**

REFURBISHED UNITS 3, 12, 14

4,880 up to 8,227 sq ft

General Specification

Fully refurbished flexible warehouse/industrial units with fully fitted first floor offices available for immediate occupation.

Up to 6.3m clear internal eaves height

37.5kN sq m floor loading

Full height loading doors

Ground and first floor offices

3 phase power

Generous parking

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

The units are available to let on a leasehold basis.



Unit 3 warehouse







Unit 12 first floor office

UNITS 15, 16

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GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:

Low air permeability design

EPC ratings from B upwards

LED lighting

High efficiency warehouse roof lighting

Green amenity space



TRAVEL DISTANCES

Stocklake Industrial Park, Aylesbury, Buckinghamshire HP20 1DQ

Road

A41	0.6 miles
M25	26.6 miles
M4	40.8 miles
Aylesbury	0.5 miles
Oxford	27.3 miles
Central London	45 miles

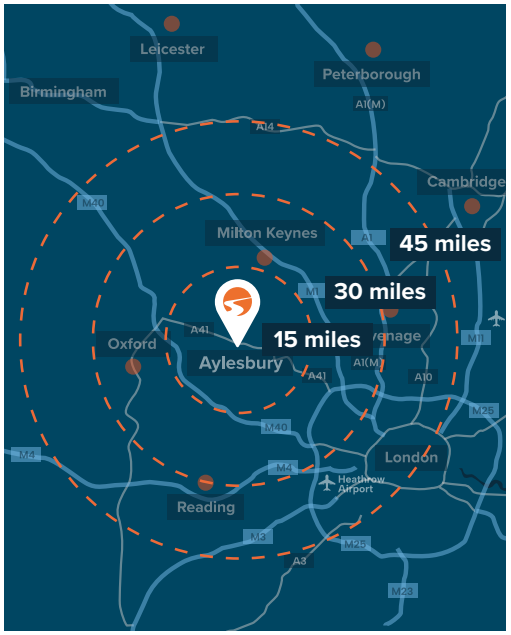
Rail

Aylesbury Train Station	5 mins
Luton Train station	25 mins
Oxford Train Station	45 mins
London Kings Cross	55 mins

Airport

London Luton	26.6 miles
London Heathrow	36.4 miles





More information available through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. May 2026.