

FARADAY ROAD \ AYLESBURY \ BUCKINGHAMSHIRE \ HP19 8RY

BICESTER ROAD INDUSTRIAL ESTATE

MODERN INDUSTRIAL WAREHOUSE UNITS

TO LET

FROM 5,940 SQ FT

POSITIONED IN AN ESTABLISHED INDUSTRIAL LOCATION









LOCATION

Bicester Road Industrial Estate forms part of the established Rabans Lane industrial area just off the A41 Bicester Road and approximately 1 mile to the north-west of Aylesbury town centre.

The A41 dual carriageway provides Aylesbury with a direct link to the M25 (Junction 20) and the town is also well located for access to the M40 at Junctions 7, 8 or 9.

DESCRIPTION

Newly refurbished terraced units with new external steel cladding and new roofs, single story offices in Unit 3. Each unit provides dedicated parking and loading with EV charging available per unit.

TERMS

Available to let on a new lease on terms to be agreed.

RENT

Upon application to the agents.



Indicative plan. Not to scale

SPECIFICATION

MODERN WAREHOUSE UNITS

INTERNAL & EXTERNAL REFURBISHMENT COMPLETED

EV CHARGING POINTS

CLEAR INTERNAL HEIGHT OF 5.46M WITH A RIDGE OF 7.5M

FORECOURT PARKING PLUS GENEROUS COMMUNAL PARKING

SECURITY FEATURES INCLUDE BARRIERS, FLOODLIGHTING & CCTV







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Sat nav: **HP19 8RY**

A41	0.2 miles
M40 J7 & J8 Thame	14/15 miles
M40 J9 Bicester	18 miles
M25 J20	21 miles
Milton Keynes	21 miles
Oxford	23 miles
Central London	41 miles

Source: Google Maps

VIEWING

By appointment through the agents.

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The landlord follows the Code of Practice for Commercial Leases in England and Wales in lease negotiations and applicants are encouraged to familiarise themselves with this code.

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