Duncan Bailey Kennedy
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Commercial Property Consultants
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PROPERTY PARTICULARS

Preliminary Particulars

Detached Warehouse Unit with Secure Gated Yard Formerly Used as a Gym and Recently for Warehousing Suitable for Alternative Uses (subject to planning)

UNIT 5A
TELFORD CLOSE, AYLESBURY
BUCKS HP19 8DS







4,514 sq.ft. (419 sq.m) - 8,105 Sq Ft (753 Sq M)

TO LET

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 unit occupies a self-contained site at the end of Telford Close in the heart of the Rabans Lane Industrial Estate, approximately 2 miles to the east of Aylesbury town centre.

Bicester Road is a short distance to the north, linking Bicester with Aylesbury and the A4175 / A41 which acts as a ring road for the town centre. The A41 and Aston Clinton by-pass gives access to the M25 and M40 motorways.

DESCRIPTION – A modern detached industrial warehouse unit with a self-contained yard, which includes a purpose-built mezzanine floor. There are WC and kitchenette facilities.

ACCOMMODATION

Ground Floor -	4,513.93 sq.ft. (419.45 sq.m)
Mezzanine -	3,591.18 sq.ft. (333.62 sq.m)
Overall Total -	**8,105.11 sq.ft. (752.98 sq.m)**

Externally, there is an extensive yard, enclosed by secure fencing and gates able to accommodate up to 15 vehicles.

AMENITIES

- Three Phase Power
- Electric Loading Door
- Ambrirad Space Heaters
- Fluorescent Lighting
- Male & Female WCs
- Intruder Alarm
- Offices and Stores

TERMS – A new full repairing and insuring lease for a term by arrangement, subject to upward only rent reviews and excluding the renewal provisions of the Landlord & Tenant Act 1954.

RENT – £68,500 per annum exclusive of rates and all other outgoings.

VAT – VAT is applicable.

RATES – The Valuation Office website indicates a 2026 Rateable Value of £50,000. Rate in £ for 2026/27 is 0.43.2p

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

ENERGY PERFORMANCE RATING – The EPC rating for this property is to be confirmed.

VIEWING – Strictly by appointment through Sole Agents:

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