FARADAY ROAD \ AYLESBURY \ BUCKINGHAMSHIRE \ HP19 8RY



BICESTER ROAD
INDUSTRIAL ESTATE

UNIT 3
TO LET
5,940 SQ FT

MODERN INDUSTRIAL WAREHOUSE UNIT
POSITIONED IN AN ESTABLISHED INDUSTRIAL LOCATION











Indicative plan. Not to scale

SPECIFICATION

- CLEAR INTERNAL HEIGHT OF 5.46M WITH A RIDGE OF 7.5M
- INTERNAL & EXTERNAL REFURBISHMENT COMPLETED
- EV CHARGING POINTS
- OFFICE SPACE
- ELECTRIC LOADING DOOR
- NEW ROOF
- FORECOURT PARKING & LOADING PLUS GENEROUS COMMUNAL PARKING
- SECURITY FEATURES INCLUDE BARRIERS, FLOODLIGHTING & CCTV

DESCRIPTION

Newly refurbished mid terrace unit with new external steel cladding and new roof. The unit benefits from dedicated forecourt parking and loading, EV charging points, and office space.

TERMS

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

RENT

Upon application.

ACCOMMODATION

Warehouse & Ancillary **5,714 sq ft** (530.84 sq m)
Office **225 sq ft** (21 sq m)

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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.