



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
LETTINGS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

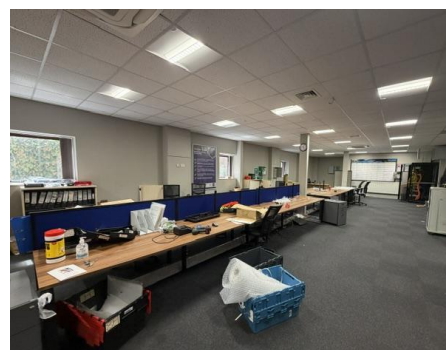
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PROPERTY PARTICULARS

MODERN INDUSTRIAL / WAREHOUSE UNIT WITH 5 LOADING DOORS SET WITHIN A LARGE SECURE & GATED YARD **TO LET**

**Units 5&6, Triangle Business Park,
Quilters Way, Stoke Mandeville, Aylesbury
Bucks, HP22 5BL**



**26,568 SQ. FT / 2,468 SQ.M (APPROX GIA)
With Yard of 39,335 sq ft / 0.9 acres
Plus Mezzanine Offices & Storage of 6,646 SQ.FT / 617 SQ.M**

LOCATED ON A WELL ESTABLISHED BUSINESS PARK

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 property is situated on Triangle Business Park, Quilters Way off the A413 Wendover Road, approximately 3 miles to the southeast of central Aylesbury. The premises are located within a reasonable distance from the M1, M40 and M25 motorways and approximately 2.5 miles from the extended A1M. Stoke Mandeville Train Station is close by.

DESCRIPTION

The premises comprise a detached industrial unit estimated to have been constructed in the 1990s providing ancillary office accommodation on two floors, part of which is situated on an extensive mezzanine floor. A further mezzanine floor exists within the warehouse area.

The internal eaves height is approximately 6m (20 ft) to the underside of the haunch with a maximum clear eaves height of 7m (23 ft). There are five loading doors into the warehouse area. Within the warehouse area there is a two storey element which provides a canteen on the first floor. There is a large secure and gated yard including car parking area to the front and side of the premises.

ACCOMMODATION

The premises comprise the following approximate gross internal areas:

Ground Floor:

Warehouse	1,948.11 m2	20,969.53 sq. ft.
Original Offices	82.45 m2	887.54 sq. ft.
Under Mezzanine Floor Offices	317.44 m2	3,416.92 sq. ft.

First Floor:

Original Offices	73.00 m2	785.77 sq. ft.
Original Offices	47.19 m2	508.01 sq. ft.

Total **2,468.19 m2** **26,567.77 sq. ft.**

Mezzanine Offices	365.60 m2	3,935.38 sq. ft.
Storage Mezzanine	251.82 m2	2,710.59 sq. ft.

The yard, loading and parking area extend to approximately 39,335 sq ft / 0.9 acres.

RENT & TERMS

£260,000 per annum plus VAT (approx. £9.75 per sq ft) on the main space.

Available to let by way of new lease on terms to be agreed.

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

RATES

The Valuation Office indicates a Rateable Value as of 1st April 2026 of £237,000. Rate in the £ for 26/27 is 48p

ENERGY PERFORMANCE RATING

To be reassessed.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:



Phillip Mawby / Adrian Dolan / Tom Good
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SITE PLAN



