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PROPERTY PARTICULARS

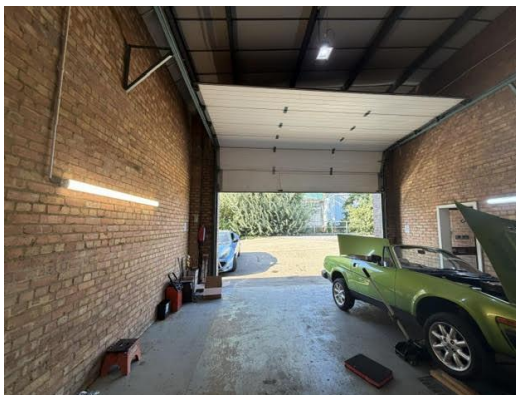
Preliminary Particulars

TO LET

Modern Workshop / Storage Unit with Offices Suitable for Motor Trade

UNIT 20, OSIER WAY
PARK STREET INDUSTRIAL ESTATE
AYLESBURY, BUCKS HP20 1EB







2,768 sq.ft. (257 sq.m) Approximate Gross Internal Area

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 located on the Park Street Industrial Estate, to the East of the town centre and close to the Stocklake Industrial area of Aylesbury. The estate has easy access to the A41. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of Central London, 23 miles from Oxford, and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41, A413, and the A418 providing easy access to the M40, M1, and M25 motorways, all of which are within a 20-minute drive. The town benefits from a direct rail system to London, Marylebone with a journey time of approximately 55 minutes.

DESCRIPTION - The property comprises an end terraced industrial unit with access via an electric roller shutter door to one side and a personnel door to the centre of the building. WC and kitchen accommodation is on the ground floor together with an office area. Access is also provided to the first floor office and store. Externally, the property benefits from 5 parking permits within the large rear communal car park.

ACCOMMODATION (Approximate Gross Internal Area):

Ground Floor	
Workshop, storage, and office -	2,325 sq.ft.
First Floor	
Office, storage -	443 sq.ft.
Total approximate Gross Internal Area -	**2,768 sq.ft. (257 sq.m)**

TERMS – A new full repairing and insuring lease for a term by arrangement.

RENT - £27,000 per annum exclusive of Business Rates and service charge, plus VAT if applicable.

LEGAL COSTS - Each party is to bear their own legal costs in this transaction.

BUSINESS RATES - The Valuation Office website indicates a Rateable Value of £16,500 as of 1st April 2026. Rate in the £ for 2026/27 is 43.2 pence.

ENERGY PERFORMANCE RATING: C – 75.

VIEWING – Strictly by appointment with the Sole Agents:

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