

FOR SALE FREEHOLD

39,500 sq ft on 6.49 acres

Unit 1

Aesop Business Park

Aesop Road

Aston Clinton

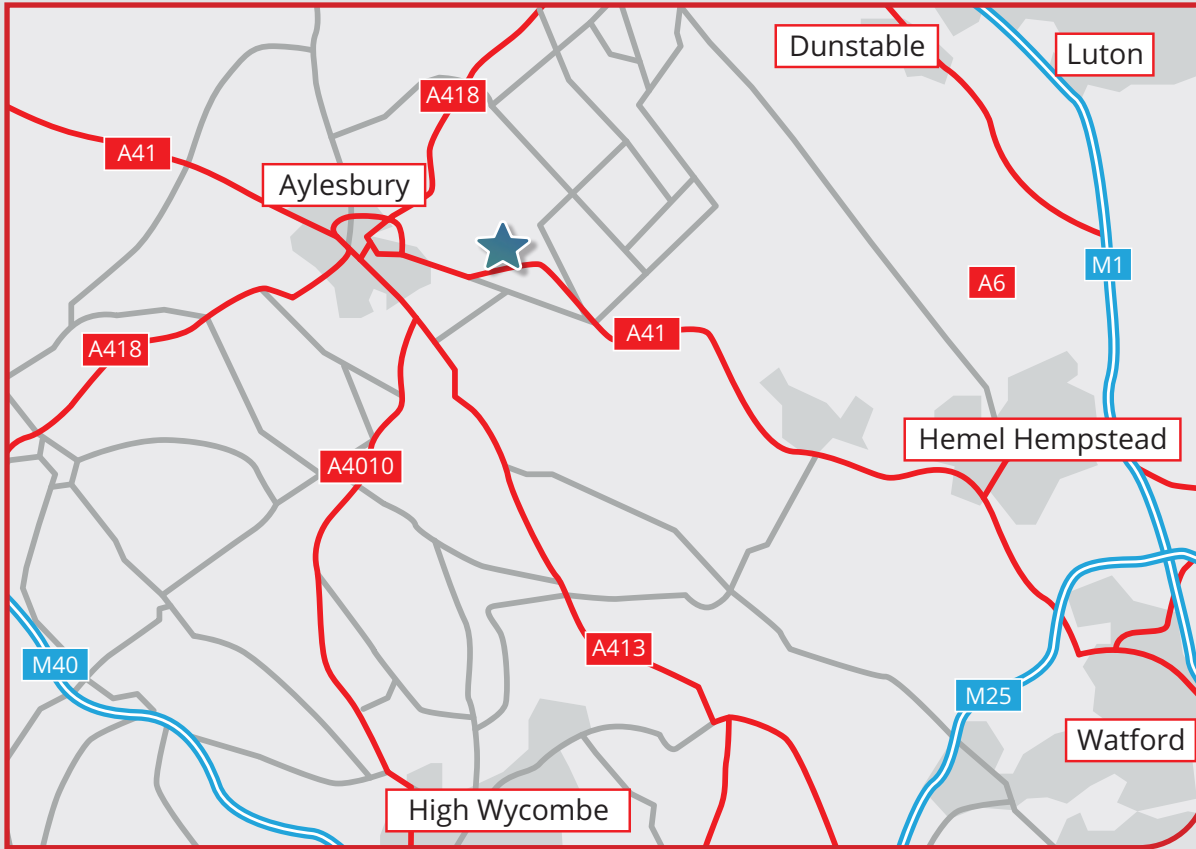
Aylesbury

HP22 5XX

- Detached industrial/warehouse building constructed in 2018
- Secure parking and yard areas
- Extensive self-contained storage compound
- 39,500 sq ft on 6.49 acres
- Potential for significant further development

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REAL ESTATE





Location

Located at the front of Aesop Business Park approximately 100m from the junction of College Road North and the A41 dual carriageway, providing fast access to J20 of the M25 motorway (17 miles) to the east and Aylesbury town centre (4 miles) to the west.



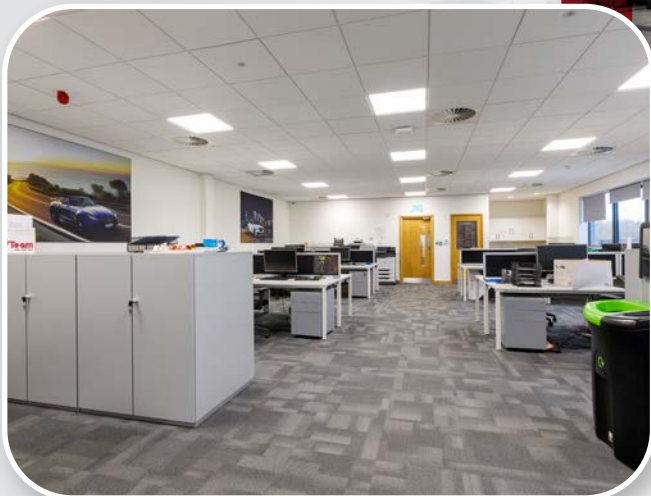
Description

A modern detached industrial / high bay warehouse building constructed in 2018 with dedicated front car park and rear yard areas, plus a self-contained, purpose built, secure storage compound.

The property has been built to a high standard with fitted offices and staff facilities at first floor, heating and lighting throughout, 4 full height drive in loading doors at the rear and 1 reduced height loading door at the front, and a minimum eaves height of 8.5m.

The storage compound at the rear has also been constructed to a high specification with lighting, perimeter security fence, electric access gates and barriers, and a self-contained security building at the main entrance.

The property has been fitted out and used as a vehicle preparation, storage and distribution facility by Mercedes-Benz for its London area dealerships.





Accommodation

	sq ft
Ground Floor Industrial / Warehouse	35,084
First Floor Offices & Ancillary	4,084
TOTAL	39,168
Compound Security Building	332

Parking

Main Building Car Park

105 spaces (originally designed for 80)

Rear Yard Parking

80 spaces

Storage Compound

526 spaces (capable of storing 700+)

Terms

Offers invited

EPC

Energy Performance Rating 24 A

VAT

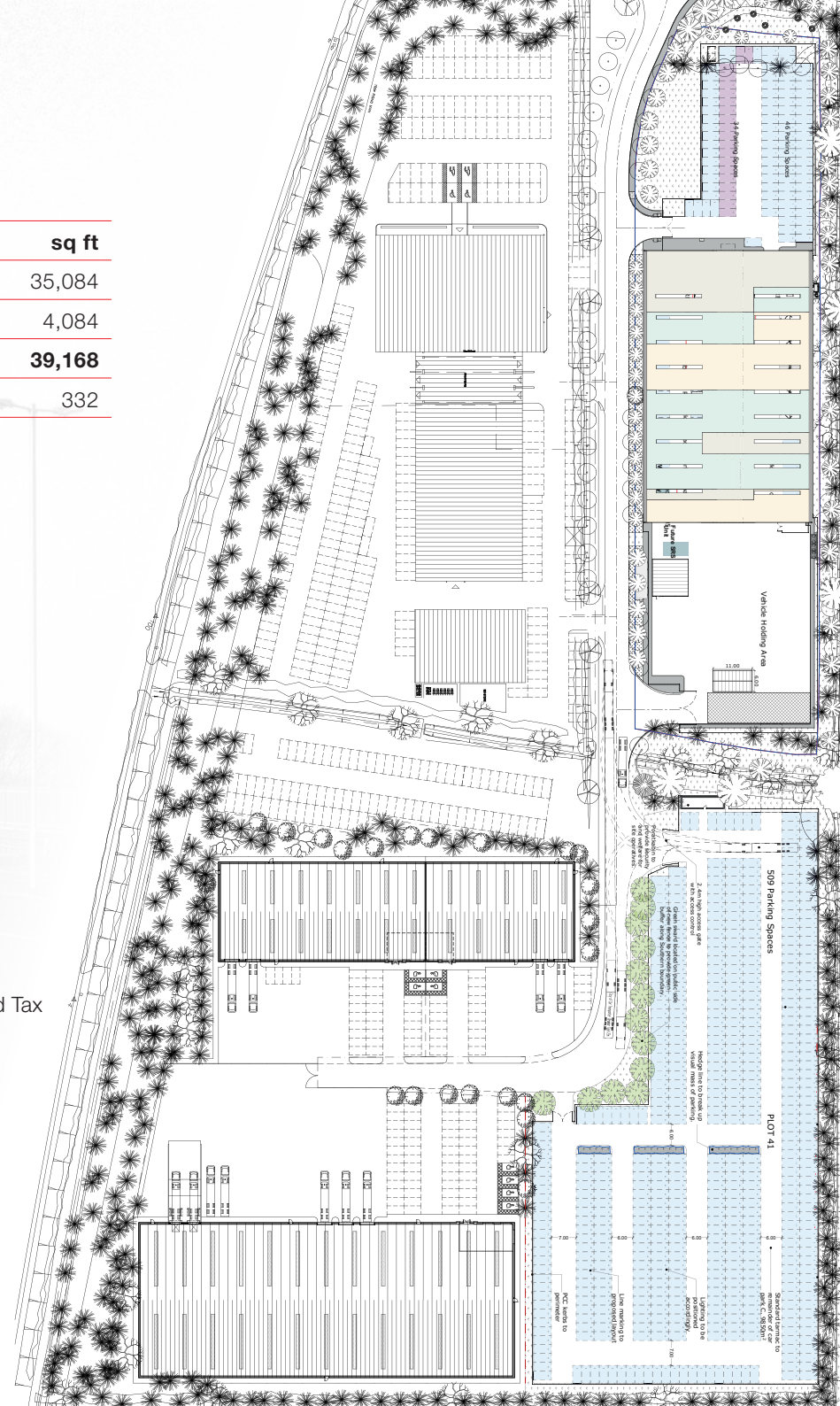
All figures quoted are exclusive of Value Added Tax

Tenure

Freehold with vacant possession

Rating

Warehouse and premises
RV £285,343





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