

**TO LET**

**Carter Jonas**



**29 PEMBROKE ROAD  
STOCKLAKE INDUSTRIAL ESTATE  
AYLESBURY  
HP20 1DB**

**Centrally located industrial premises ideal  
for a variety of occupiers with space for  
production, storage, and offices.**

- 28,250 sq ft / 2,624.46 sq m
- 7m Eaves Height with assembly areas and additional modern office accommodation
- 30+ car parking spaces including two EV charging points

## LOCATION

The premises are located on Pembroke Road within the Stocklake Industrial Area in Aylesbury. Stocklake is conveniently located a short distance from the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

Aylesbury is the county town of Buckinghamshire and is approximately 44 miles northwest of central London, 23 miles from Oxford, and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20-minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes.

## DESCRIPTION

The accommodation provides three adjoining buildings, currently comprising light industrial warehouse and office accommodation on a self-contained site with parking.

The main entrance comprises a two-storey office building to the front of the site, recently refurbished. There is a reception area, toilet facilities, store room and tea point to the ground floor and two meeting rooms on the first floor.

The first industrial area is currently split into two main sections – assembly room with polished floor, LED lighting, air-conditioning and warehouse with further divisions within these at ground floor level and offers a roller shutter door with 7m eaves. Canteen / staff room is available on a mezzanine. There is a rear assembly room which has been partitioned.

The second storage / warehouse area benefits from an additional roller shutter door. This area is split between production area to the front, full height warehousing and assembly space underneath the first floor offices. Offices on the first floor provide open plan space and six cellular offices with small kitchenette.

Externally there is car parking, offering space for approximately 30 plus cars, including 2 EV charging points.

## SPECIFICATIONS

Recently refurbished office accommodation providing double glazed windows, updated flooring, LED lights, suspended ceilings and gas fired central heating. Toilet facilities on ground floor with tea point.

## ACCOMMODATION

The units offer the following approximate gross internal floor areas, forming one unit:

	sq m	Sq ft
<b>Unit A</b>		
GF – Office area	166.39	1,791
FF – Office area	75.37	811
<b>TOTAL</b>	<b>241.75</b>	<b>2,602</b>
<b>Unit B</b>		
GF – Production / Lab Space	1,164.45	12,534
FF – Canteen Space	109.85	1,182
<b>TOTAL</b>	<b>1,274.30</b>	<b>13,717</b>
<b>Unit C</b>		
GF – Storage / Production	788.29	8,485
FF – Office Area	320.12	3,446
<b>TOTAL</b>	<b>1,108.41</b>	<b>11,931</b>
<b>TOTAL SPACE</b>	<b>2,624.46</b>	<b>28,250</b>

## TERMS

A new lease is available direct from the Landlord on terms to be agreed. Photos and above accommodation information are showing current layout of the space offered. Final layout is to be determined and modified. Floor area: approximately 28,250 sq ft, including the mezzanines and is subject to reinstatement

## RENT

£7.95 per sq ft (+VAT).

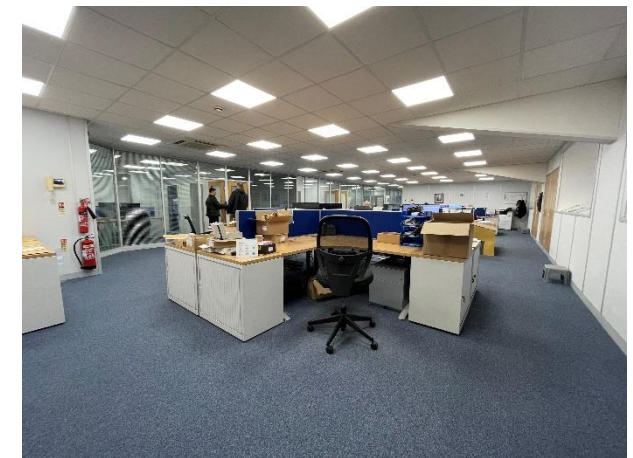
## BUSINESS RATES

Rateable Value 2023 - £74,500  
Prospective tenants should verify this figure with the local authority.

## EPC

EPC Rating – E (102). Further details on request.

April 2024



*Photos showing current layout of the space offered. Final layout to be determined and modified. Floor area: approximately 28,250 sq ft, including the mezzanines and subject to reinstatement.*

### Contact

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### IMPORTANT INFORMATION

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Classification L2 - Business Data

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