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PROPERTY PARTICULARS

INDUSTRIAL / WAREHOUSE UNIT TO LET

Unit 12 Triangle Business Park
Quilters Way
Stoke Mandeville
Aylesbury
Bucks
HP22 5BL



8,820 SQ. FT / 819 SQ. M (APPROX GIA)

**LOCATED ON A WELL ESTABLISHED
BUSINESS PARK ENVIRONMENT**

LOCATION

The property is situated in Stoke Mandeville on Triangle Business Park off the A413 Wendover Road and is approximately three miles to the southeast of central Aylesbury. The closest train stations are Stoke Mandeville (1.2 miles) and Aylesbury (3.2 miles).

Access is achieved via Quilters Way which is a private road leading from Wendover Road, which is shared in common with other occupiers on the estate.

DESCRIPTION

The property comprises a detached modern industrial unit of brickwork construction and part profile metal cladding. The unit has the benefit of a mezzanine floor and office, three phase power, electric roller shutter door and external loading areas. The unit has a clear internal height of 5.75m, rising to 8m. The unit also has eleven vehicle spaces located at the front and side of the building.

The premises comprise the following approximate Gross Internal Areas:

Ground Floor Warehouse: 7,246 sq. ft / 673.16 sq. m

First Floor Mezzanine: 1,573 sq. ft / 146.22 sq. m

Total: 8,820 sq. ft / 819.4 sq. m

TERMS

We are instructed to market a new lease for a term to be agreed.

RENT

£95,000 (approx. £10.75 per sq. ft) per annum plus VAT.

RATES

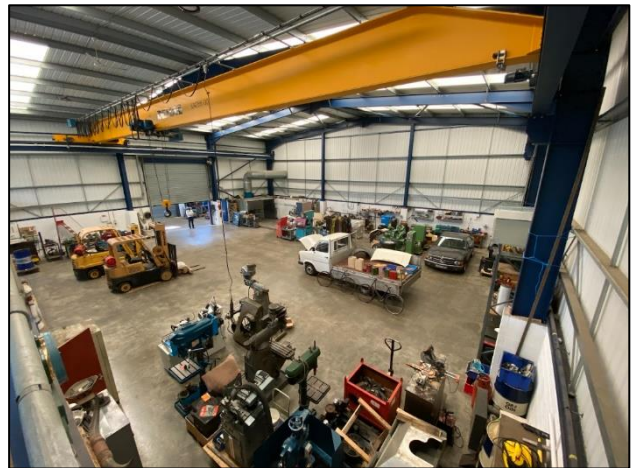
The Valuation Office indicates a Rateable Value as of 1st April 2023 of £56,500. Rate in the £ for 23/24 is 51.2p

ENERGY PERFORMANCE RATING

D-81

VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:



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