

Brown&Lee

01296 420637

brownandlee.com

OUTSIDE STORAGE LAND TOGETHER WITH BASIC STORE/WORKSHOP

Part of Woodham Depot, Woodham, Aylesbury,
Bucks, HP18 0QE.

0.61 – 5.6 acres

TO LET/FOR SALE

2 Plots Under Offer/Sold.



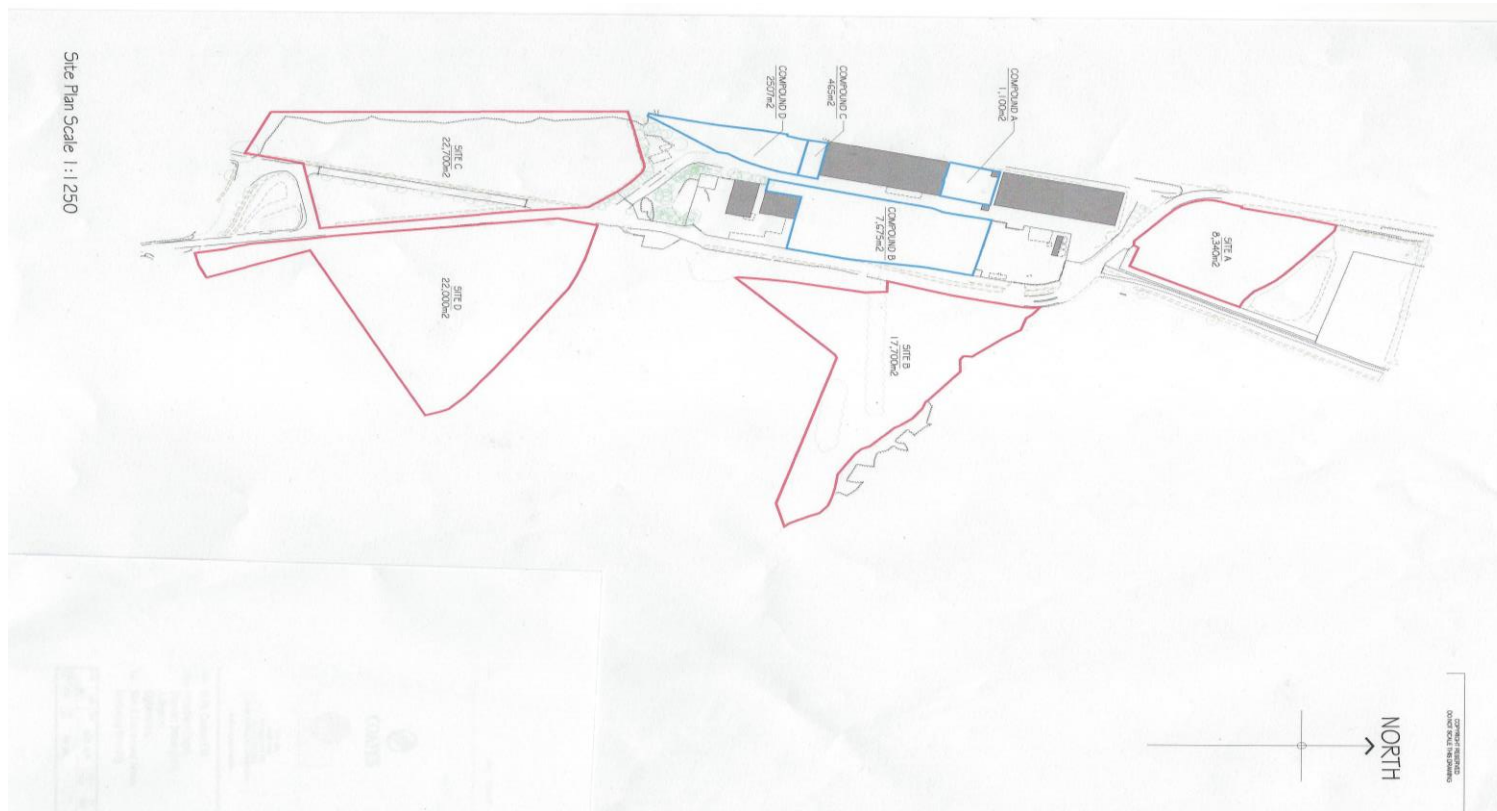
LOCATION

- Semi rural but accessible location approximately midway between Aylesbury and Bicester with good access onto the A41 Aylesbury to Bicester Road.



DESCRIPTION

- Comprising fairly level compounds (some fenced) providing hard standing/open storage.
- Mains electricity and water supplies are available (if required)
- Existing open storage land To Let.
- In addition, there are further plots with potential for open storage (subject to planning) For Sale.



Key

Red outlined land – For Sale

Blue outlined land – To Let

available for sale freehold with potential for development (subject to planning). Terms on application to the agents.



ACCOMMODATION

- Compound B (Fenced Compound available as a whole or divisible) Total 7,675 sq m (82,615 sq ft) c.1.9 acres [Part Under Offer](#).
- Compound D - 2,507 sq m (26,986 sq ft) c. 0.61 acres
- In addition, the Red Outlined Land may be available freehold with potential for outside storage (subject to planning) ranging in size from 8,340 sq m (89,774 sq ft) c. 2.06 acres up to 22,700 sq m (244,348 sq ft) c. 5.6 acres [Site B Sold \(subject to planning\)](#).



LEASE

- The existing compounds (outlined in blue) are available on new leases, terms upon application to the sole agents.



RENT

- Indicative rent £1.15 - £1.25 per sq ft depending upon the size and specification of the compound required.



TERMS

- In addition to existing compounds which are available on a leasehold basis, further land in our clients ownership (outlined in red) could be



SERVICE CHARGE

- External common areas and services are managed and maintained by the landlord and apportioned cost is recoverable from the tenant by way of a service charge.



RATES

- In addition, the occupier will be responsible for payment of Business Rates – further information from the agents.



LEGAL COSTS

- Each party to pay their own legal costs.



VIEWING

- For further information and viewing please contact the sole agents: **Brown & Lee Chartered Surveyors (01296) 420637.**
peter.bridgman@brownandlee.com