

Brown&Lee

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Preliminary Particulars

PHASE 3 ASTON 41, AYLESBURY, BUCKS, HP22 5EZ



FOR SALE/TO LET

UNITS FROM 13,896 SQ FT – 54,639 SQ FT

NEW HIGH QUALITY INDUSTRIAL/WAREHOUSE DEVELOPMENT

AVAILABLE Q4 2018/Q1 2019

**PHASE 1
SOLD**

CGI Showing the development in the foreground

04/01/2018

3 CARRERA HOUSE | MERLIN COURT | GATEHOUSE CLOSE | AYLESBURY | HP19 8DP www.brownandlee.com

Every effort has been made to ensure these details are correct but their accuracy is not guaranteed and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT.



DESCRIPTION

The Aston 41 Development comprises:

- Phase 1
Unit 1 new 40,225 sq ft building completed December 2017.
SOLD to Mercedes Benz.
- Phase 2
Frontage plot – sold to Prestige Car dealership (subject to planning).
Development due to be completed Q4 2018.
- Phase 3- Construction due to commence Q1 2018 with completion scheduled for Q4 2018/ Q1 2019.



LOCATION

- Aston 41 is adjacent to the College Road North intersection with the A41 dual carriageway benefiting from close proximity to Aston Clinton and Aylesbury.
- There is a fast direct route via the A41 dual carriageway to Junction 20 of the M25 motorway (17 miles) thereafter to the M1 and M40 motorways.
- Hemel Hempstead 14 miles, M25 Junction 20 17 miles, M1/M25 Junction 21 19 miles, Heathrow Airport 36 miles.
- Aston 41 is immediately adjacent to the recently completed Arla milk bottling/processing plant (the largest in Europe).



PHASE 3 SCHEDULE OF ACCOMMODATION

- | | |
|--|----------------------------------|
| • Unit 1 Ground Floor | 20,021 sq ft (1,860 sq m) |
| • First Floor Office | 1,905 sq ft (177 sq m) |
| • Total | 21,926 sq ft (2,037 sq m) |
| • Unit 2 Ground Floor | 30,096 sq ft (2,796 sq m) |
| • First Floor Office | 2,885 sq ft (268 sq m) |
| • Total | 32,981 sq ft (2,949 sq m) |
| • Unit 3 Ground Floor | 49,816 sq ft (4,628 sq m) |
| • First Floor Office | 4,822 sq ft (448 sq m) |
| • Total | 54,639 sq ft (5,076 sq m) |
| • Unit 4 Ground Floor | 12,691 sq ft (1,179 sq m) |
| • First Floor Office | 1,206 sq ft (112 sq m) |
| • Total | 13,896 sq ft (1,291 sq m) |
| • Unit 5 Ground Floor | 17,642 sq ft (1,639 sq m) |
| • First Floor Office | 1,690 sq ft (157 sq m) |
| • Total | 19,332 sq ft (1,796 sq m) |
| • Floor areas assessed on a gross external basis | |



4/01/2018

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SPECIFICATION

- A new development of industrial/warehouse units.
- 8.5 m minimum eaves height
- Self-contained units with generous parking and yard areas.
- Good provision of full height drive in loading doors (2 each to Units 1, 4 & 5, 3 to each of Units 2 & 3 together with 2 dock level loading doors to Unit 3).
- First Floor open plan offices.



TERMS

- Units 1, 2, 4 & 5 are available For Sale freehold or To Let.
- Unit 3 is available solely To Let.
- Full terms and quoting prices and rentals on application to the agents.



RATES

- For an indication of current Business Rates payable contact the agents.



SERVICE CHARGE

- An Estate Service charge will cover the upkeep of external common areas and services.



FURTHER INFORMATION AND VIEWING

- Contact the joint agents:

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