



# AYLESBURY ENTERPRISE PARK

STOCKLAKE // AYLESBURY // HP20 1DS

TO LET  
NEW INDUSTRIAL /  
TRADE COUNTER UNITS  
2,411 SQ FT TO 38,204 SQ FT



## ACCOMMODATION

	GROUND (SQ FT)	OFFICES* (SQ FT)	TOTAL (SQ FT)	TOTAL (SQ M)	CLEAR HEIGHT (M)
Unit 1 & 2	2,842	-	2,842	264	7.1
Unit 3	2,842	-	2,842	264	7.1
Unit 4	11,047	1,423*	12,470	1,159	7.6
Unit 5	6,273	1,116*	7,389	687	8.3
Unit 6	6,145	1,098*	7,243	673	8.3
Unit 7	6,145	1,098*	7,243	673	8.0
Unit 8	6,157	-	6,157	572	8.0
Unit 9	5,350	-	5,350	497	8.0
Unit 10	2,411	-	2,411	224	7.2
Unit 11	2,411	-	2,411	224	7.2

All floor areas are approximate gross external areas.

\*First floor fitted offices if required

## SPECIFICATION



New Trade Counter /  
Warehouse development



Currently under construction:  
PC due Spring 2026



High quality brand new  
specification



Expected EPC A



EV parking & cycle storage



Eaves heights 7.1m - 8.3m

# LOCATION

Aylesbury is the county town of Buckinghamshire approximately 40 miles north west of central London on the A41 trunk road. The M40 is approximately 16 miles away at Thame (Junction 8). Aylesbury Enterprise Park is conveniently located a short distance off the Northern Ring Road, less than 1.5 miles from the A41 dual carriageway and half a mile from Aylesbury Town Centre.

The development is highly visible onto both Stocklake Road and Oakfeild Road (A4157) and is located next to Lidl Supermarket and a McDonalds Drive Thru which is currently under construction.





## TERMS

The units are available to let on a new lease on terms to be agreed.

## EPC

Expected A

## CONTACTS

For further information please contact the agents:



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