



5 Broadfields Retail Park

Bicester Road, Aylesbury, HP19 8BU

PROMINENT RETAIL SHOWROOM / TRADE COUNTER UNIT TO LET

3,710 sq ft
(344.67 sq m)

- Glazed showroom on popular estate
- Storage warehouse to the rear
- Secure gated yard to the side and rear of the building
- Customer parking to the front
- Modern tiled showroom with kitchen & WC facilities

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Summary

Available Size	3,710 sq ft
Passing Rent	£49,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

The property comprises a metal clad single storey warehouse to the rear with a glass single storey showroom attached to the front of the building. Externally the property benefits from customer parking to the front, with side and rear access to an enclosed secure yard.

Internally the property, which was most recently used as a tile showroom, is laid out as a showroom facility, storage and basic office/storage accommodation on a mezzanine. There is a small kitchen and toilet within the property.

The showroom includes a tiled floor, LED lights set within a suspended ceiling and a customer toilet. To the rear in the warehouse is a manual roller shutter door accessing the yard, high bay lighting, roof lights within the roof structure, 3 phase and a concrete floor. The eaves height in the warehouse is 4m with 2.8m under the suspended ceiling in the showroom element.

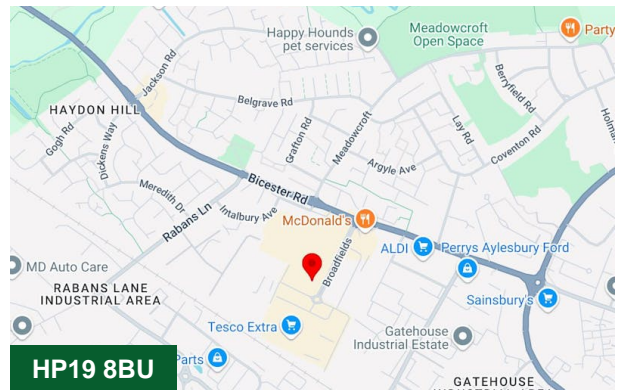
Location

The property is situated in a high profile location on the Broadfields Retail Park off the Bicester Road in Aylesbury, close to occupiers including TK Maxx, Halfords, Tesco, Next, National Tyres, Millennium FX etc.

Aylesbury is the County Town of Buckinghamshire, located approx. 44 miles North West of central London, 23 miles from Oxford & 15 miles south of Milton Keynes. The town is situated on the junctions of the A41, the A413 & A418 providing easy access to the M40, M1 and M25 motorways, all of which are within a 30 minute drive. The town benefits from a direct rail service to London Marylebone with a journey time of approximately 55 minutes.

Terms

The property is available by way of an assignment of the current lease which expires on 24th March 2029, the passing rent is £49,000 per annum plus VAT. Alternatively the property may be available on a new longer lease direct from the landlord on terms to be agreed.



Viewing & Further Information



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