

# END OF TERRACE UNIT WITH ON SITE PARKING



**TO  
LET**

**Cass Warehouses, Cane End Works, Cane  
End Lane, Aylesbury, HP22 5BH**

1,119 - 3,186 Sq Ft (103.96 - 295.98 Sq M)

Industrial

- 2 x Roller Shutter doors (3.3m high) with Pedestrian Entrance
- On Site Car Spaces
- Solid concrete floor
- Strip lighting
- Approx 3.5m eaves height
- Office space/mezzanine storage
- Tea Point Facilities
- Additional Warehouse Space



**COMMERCIAL PROPERTY SPECIALISTS**

## Location

The property is located only a few miles north of Aylesbury. Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes

## Description:

End Terrace Industrial warehouse of concrete portal framed construction, located within the compact industrial estate which forms Cane End Works & benefits from roller shutter doors, 3.5m eaves height, office space and mezzanine storage. Additional warehouse space available in adjoining unit with separate roller shutter. Available in part or as a whole.

## Accommodation:

Description	Floor area
Cass Warehouse	1,700 Sq Ft (157.93 Sq M)
Cass Mezzanine	367 Sq Ft (34.09 Sq M)
Additional Warehouse	1,119 Sq Ft (103.96 Sq M)
<b>Total</b>	<b>3,186 Sq Ft</b>

## Rent:

£9.50 Per Sq Ft

## Business Rates:

Rateable Value

## EPC:

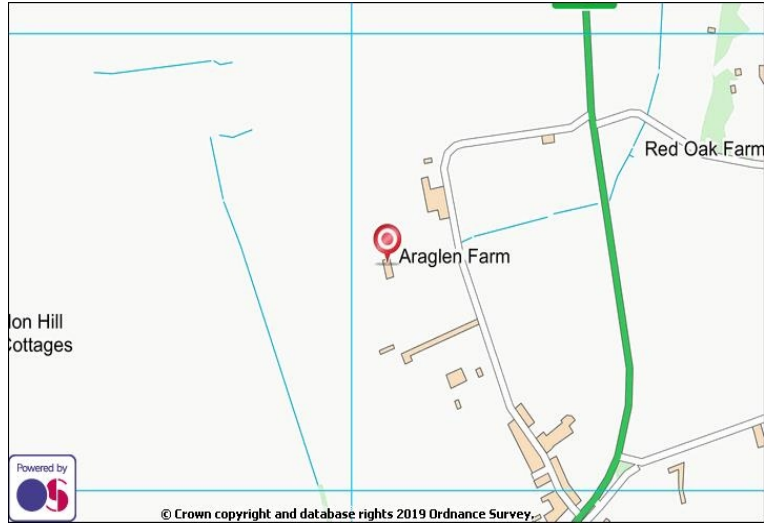
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## Tenure:

Available on a new Full Repairing and Insuring Lease

## Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.



## Contact

For further information or to book a viewing please contact



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