



The Warehouse, Buckingham Road, Aylesbury, HP19 9QQ

TO LET

Summary

- Size: 21,645 sq ft
- Rent: £7 per sq ft
- Rates payable: £0.95 per sq ft 2026
- Rateable value: £43,000
- EPC: D (77)

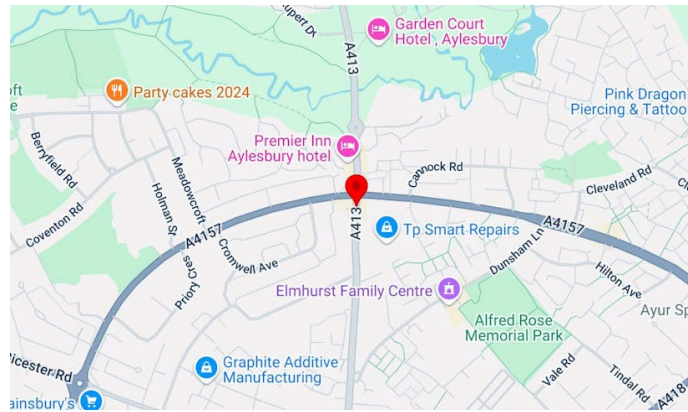
Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com



Description

This industrial warehouse, constructed from brick, features two large shutters, providing access for loading and unloading from the front and side of the premises. The building has been previously divided into two separate units, offering flexibility. Ground floor warehouse space, under mezzanine storage/light assembly/manufacturing space with limited eaves height. First floor mezzanine providing ample storage or workshop space.

Externally there is a secure yard to the eastern side of the property which provides access to two roller shutter doors. The property retains access to the front of the property from Buckingham Road and via locked gates to Megdale Place, there is however no parking directly outside this side of the building.

Location

Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of



central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes

Terms

Available on a new lease direct from the Landlord on terms to be agreed.

VAT

To be confirmed

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	11,857	1,101.55	Available
Mezzanine	9,788	909.33	Available
Total	21,645	2,010.88	

