

01296 398383

info@chandlergarvey.com www.chandlergarvey.com

## AYLESBURY

UNIT 14, ANGLO BUSINESS PARK, HP19 8UP

**FOR SALE AS INVESTMENT**

**2,945 SQ FT (273.59 SQ M)**

RECENTLY REFURBISHED INDUSTRIAL UNIT



### Location

The property is located on the Anglo Business Park, just off Coldharbour Way in Aylesbury. The area has been substantially developed over the last few years for both commercial and residential purposes and is now recognised as a premier business location in Aylesbury.

Aylesbury is the county town of Buckinghamshire and is situated approximately 40 miles to the North West of London, 20 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junction of the A41, the A413 and the 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 service to London Marylebone with a journey time of approximately 55 minutes.

[www.chandlergarvey.com](http://www.chandlergarvey.com)

Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

## Amenities

• 6 m eaves height	• Fibre optics
• 3 phase electrics	• Fully fitted offices with air-conditioning & carpeting
• 4 on site car spaces	• Roller shutter door
• Kitchen	• Ground floor production /storage
• WC on ground & first floor	

## Accommodation

Ground Floor	1,715 sq ft
First Floor offices	1,230 sq ft
<b>TOTAL</b>	<b>2,945 sq ft (273.59 sq m)</b>

## Price

For sale freehold, subject to the Lease, offers sought in excess of £325,000 plus VAT. This represents a gross initial yield from November 2019 of 6.15%.

## Business Rates

The rateable value is £12,750 per annum.

## Lease

The property is currently let to M A Simmonds Install Limited on FRI terms until November 2021. Rental until November 2019 £18,500, thereafter £20,000 per annum.

## Energy Performance Certificate

D88

## Legal Costs

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

## Viewing

For further information please contact:

Chandler Garvey

Ref: Alan Chandler

Tel: 01296 398383

Email: [ac@chandlergarvey.com](mailto:ac@chandlergarvey.com)

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