

TO LET



THE FUTURE CENTRE

SMEATON CLOSE, AYLESBURY HP19 8SZ

DETACHED INDUSTRIAL BUILDING

**WITH GOOD OFFICE CONTENT &
SELF-CONTAINED YARD WITH 103 CAR SPACES**

34,692 SQ FT (3,223 SQ M)



Location

The Future Centre is part of a well located industrial centre located in a prominent position on Coldharbour Way within the main industrial sector of Aylesbury. The Future Centre was constructed approximately 20 years ago and was of a bespoke design to accommodate an IT Company.

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.

Transport Links

Aylesbury is located 15 miles north east of the M40 (Junction 7) and 18 miles north west of the M25 (Junction 20) via the A41 dual carriageway.

There is a regular rail service to London Marylebone with a journey time of approximately 55 minutes.

The building is 15 minutes' walk from the town centre and 10 minutes' walk to Aylesbury Bus and Railway Stations.

East West Railway Route

East West Rail is a major project to establish a strategic rail link connecting East Anglia with Central, Southern and Western England. The Western section is an existing line between Bedford and Oxford, and in addition, this section will provide train services between Milton Keynes and London Marylebone via Aylesbury.

The rail link between Oxford and Cambridge will open in 2022 and the rail link between Aylesbury and Milton Keynes will open in 2024.

Description

The property provides a steel portal framed industrial/warehouse building constructed during the late 1980's and benefitting from the following amenities.

Amenities

- Prominent building with secured yard/car parking
- 11,400 sq ft of offices fronting main spine road
- Air conditioned
- 8 person passenger lift
- Attractive landscaping
- Prominent location
- Space heating within warehouse/industrial area
- Large yard/turning area for articulated vehicles
- 8.34m eaves height (over 10m to ridge)
- 103 on site car parking spaces
- 2 loading doors, one fronting Smeaton Close, the other within the small yard area on the side elevation.

Accommodation

Main Building	Sq ft	Sq m
Warehouse/Industrial (including ancillary classrooms)	21,900	2035
Ground floor offices (including ancillary classrooms)	5,706	530
First floor offices	5,706	530
Mezzanine, WC's and Showers	478	44
Mezzanine Store/Plant Room	902	84
Total	34,692	3,223

NB These areas are based on gross internal measurements as defined by the Royal Institution Code of Measuring Practice.

Rental

Upon application.

Lease

The property is available on new full repairing and insuring lease.

Service Charge

Details available upon request.

EPC

Details available upon request.

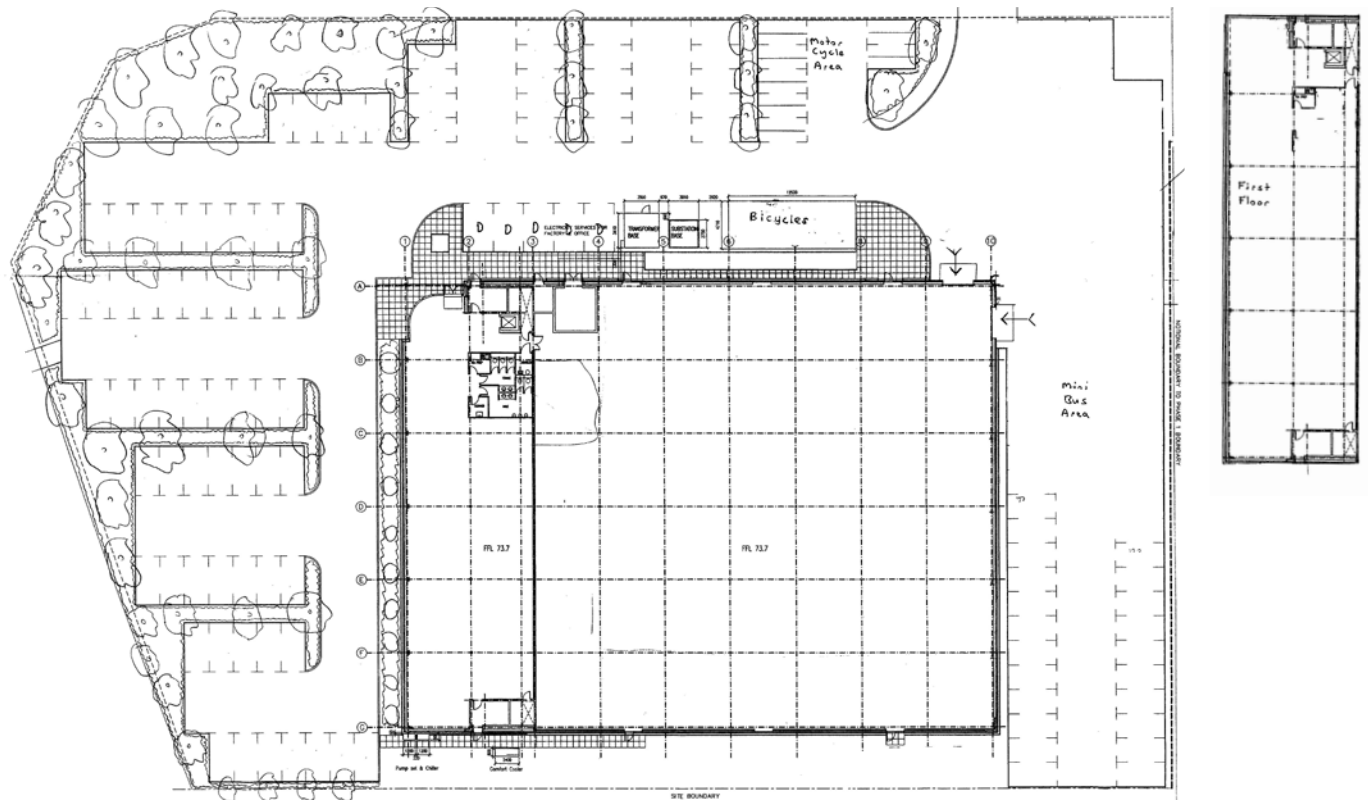
Rateable Value

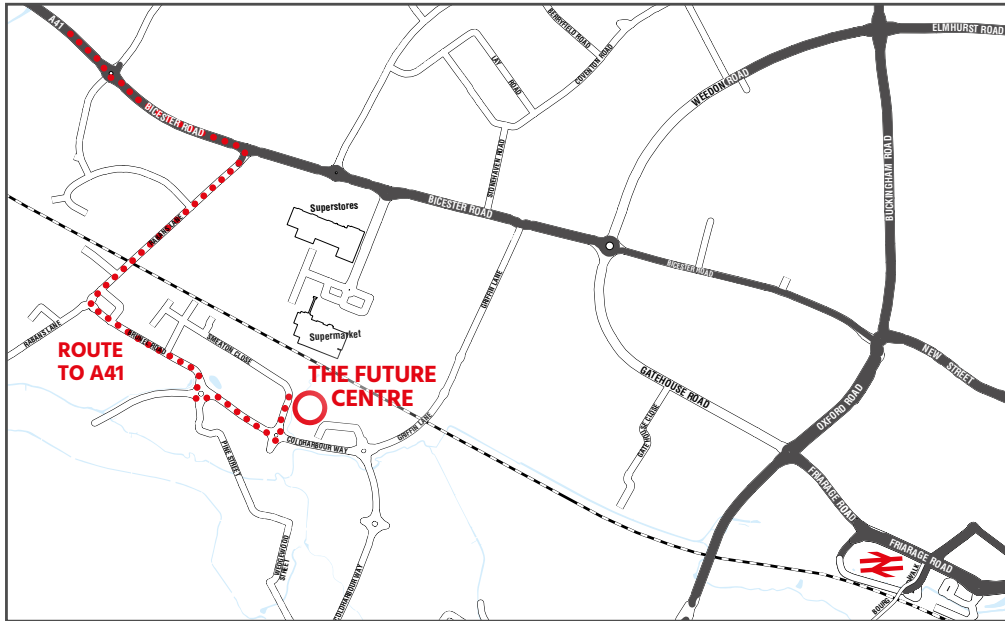
£158,000

Legal Costs

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

FLOORPLANS





Road Distance Aylesbury to:

Bicester	17 Miles
Birmingham	85 Miles
Hemel Hempstead	19 Miles
London	46 Miles
Oxford	22 Miles
Milton Keynes	21 Miles
Watford	24 Miles
Luton	26 Miles

Motorway:

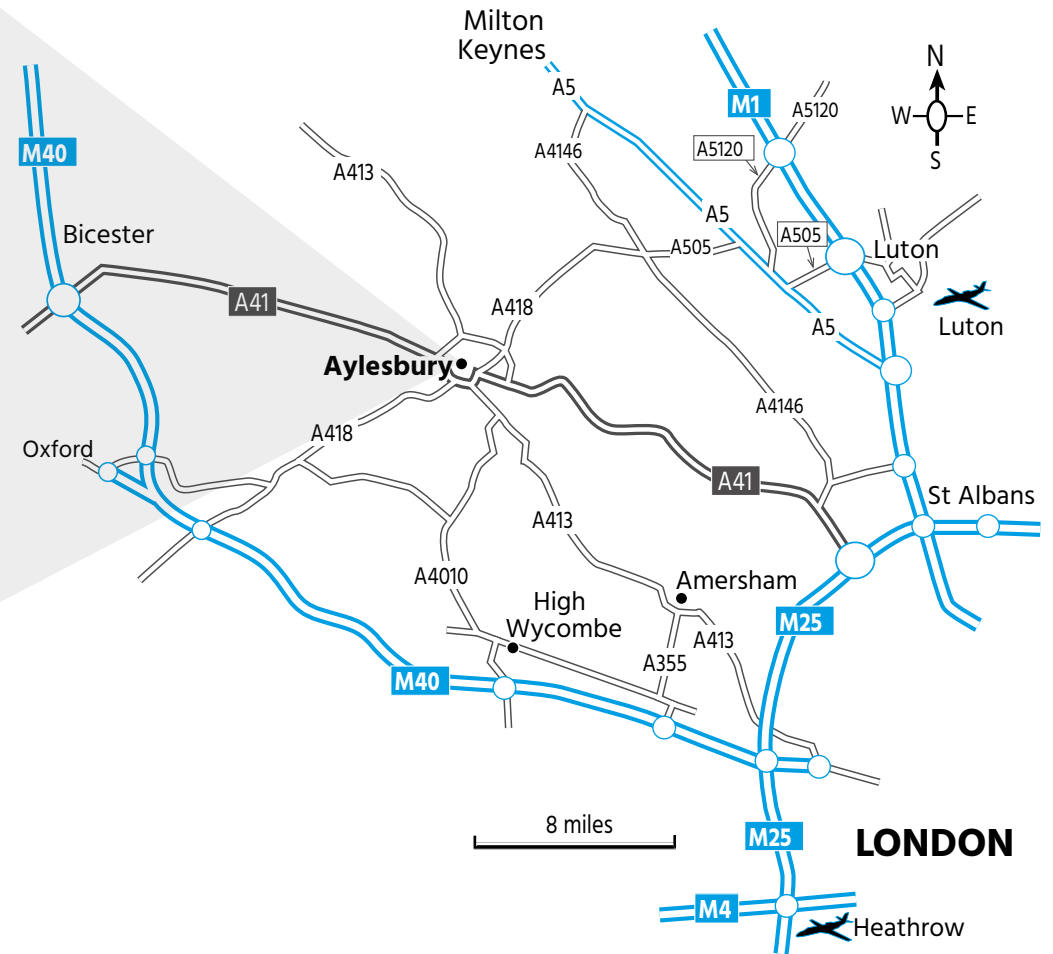
J9 of the M40	19 Miles
J16 of M25 (s) via A41	22 Miles

Railway Connections:

London Marylebone	55 Minutes
London via Thame & Haddenham	43 Minutes

Airports:

London Heathrow	40 Miles
London Luton	26 Miles



Postcode for SatNav: **HP19 8SZ**

Viewing
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