

The Warehouse, Buckingham Road Aylesbury, Buckinghamshire HP19 9QQ



On the instructions of L Biscoe Esq and Mrs L Baxter of Begbies Traynor, Joint Liquidators to Boxstar (Direct Imports) Limited

12,200 sq ft (1,133 sq m) detached Warehouse and Office facility suitable for manufacturing, storage and distribution

- 14'3" (4.34 m) minimum eaves height
- 9,330 sq ft (867 sq m) Mezzanine storage
- Good vehicular parking provisions
- Income producing - short term
- £525,000 Freehold



**Edward
Symmons**

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Situation

The property is situated immediately to the rear of Aylesbury Land Rover on the east side of the A413 Buckingham Road close to the junction with the A4157 Elmhurst Road, approximately one mile north of the town centre.

The town is served by the A41 that connects with the M25(J20) in the south and the M40(J9) to the north west via Bicester whilst the A418 provides a further link to the M40 (Junctions 7 and 8) via Thames.

Nearby Aylesbury main line station provides a regular service to London Marylebone with a timetabled journey of just over one hour.

Description

A detached warehouse and office facility being of a concrete portal frame construction with brick and corrugated asbestos clad elevations under a double pitched roof incorporating translucent panels.

- 14' 3" (4.34 m) minimum eaves height
- Front and side loading
- 7'9" (2.36 m) headroom beneath Mezzanine
- Mix of private and open plan Offices
- Staff and wc facilities
- Vehicular access from Megdale Place

Floor Areas

All gross internal floor areas are approximate

| | | |
|-----------|--------------|------------|
| Warehouse | 8,715 sq ft | 809 sq m |
| Offices | 3,485 sq ft | 324 sq m |
| Total | 12,200 sq ft | 1,133 sq m |
| Mezzanine | 9,330 sq ft | 867 sq m |

Site Area

0.45 acres (0.18 ha)

Occupancy

The property is occupied by Anglo-Alpha Limited on a business lease for a term up to and including 30th June 2010 at a rent of £3,900 per calendar month, exclusive. There is a mutual break to determine the lease at any time after 1st January 2010 by serving not less than three months notice to the other party.

Tenure

Freehold

Price

Offers are invited in the region of £525,000 for the benefit of the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
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Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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