

anglo

BUSINESS PARK

COLDHARBOUR WAY | AYLESBURY | BUCKS

29 new industrial units
for sale/to let



A Development by



in association with



2,595 sq ft – 5,251 sq ft approx
(241m² – 488m²)

www.anglobusinesspark-aylesbury.co.uk

THE DEVELOPMENT

The site forms part of Coldharbour Farm to the west of Aylesbury town centre and is surrounded on 3 sides by Coldharbour Way and Smeaton Close and is in a high profile position. The immediate surroundings have recently been developed for commercial and industrial purposes.

The site has now reached practical completion and provides 29 units in 3 phases from 1,702 sq ft / 5,842 sq ft up to a total of 98,767 sq ft.



THE SPECIFICATION

- › 217 on-site car parking spaces
- › Steel portal frame construction
- › Ground floor loading capacity 37.5KN/m²
- › 6m eaves height
- › All Mains Services Provided
- › Landscaping
- › Elevations of self finish profile cladding panels
- › Electric operated roller shutter doors
- › 3 phase electrics

PRICE/RENT

Available on application.

TENURE

The premises are available either freehold or leasehold.

LEGAL FEES

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

UNIT SIZES - PHASE 1

| | Ground Floor | First Floor | Parking Spaces |
|---------|---------------------------------|---------------------------------|----------------|
| Unit 1 | 5,242 sq ft / 487m ² | 600 sq ft / 56m ² | 10 |
| Unit 2 | 3,460 sq ft / 321m ² | | 7 |
| Unit 3 | 5,213 sq ft / 484m ² | 600 sq ft / 56m ² | 12 |
| Unit 4 | 3,429 sq ft / 319m ² | SOLD | 8 |
| Unit 5 | 5,214 sq ft / 487m ² | SOLD | 15 |
| Unit 6 | 5,214 sq ft / 487m ² | 600 sq ft / 56m ² | 12 |
| Unit 7 | 1,702 sq ft / 158m ² | SOLD | 4 |
| Unit 8 | 1,702 sq ft / 158m ² | SOLD | 4 |
| Unit 9 | 1,702 sq ft / 158m ² | SOLD | 4 |
| Unit 10 | 2,605 sq ft / 242m ² | SOLD | 6 |
| Unit 11 | 3,471 sq ft / 322m ² | 1,802 sq ft / 167m ² | 11 |
| Unit 12 | 2,605 sq ft / 242m ² | SOLD | 6 |
| Unit 14 | 1,702 sq ft / 158m ² | SOLD | 4 |
| Unit 15 | 1,702 sq ft / 158m ² | SOLD | 4 |
| Unit 16 | 1,702 sq ft / 158m ² | SOLD | 4 |

UNIT SIZES - PHASE 2

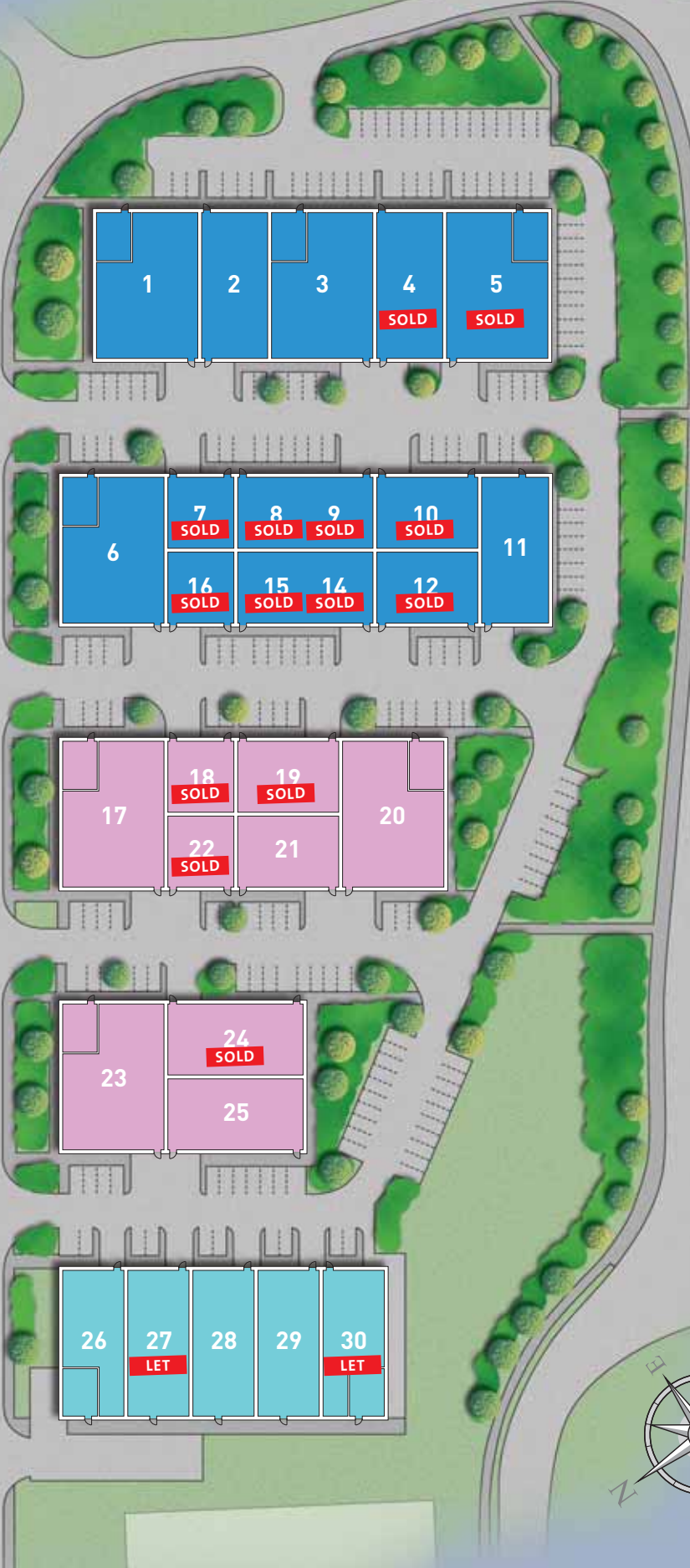
| | Ground Floor | First Floor | Parking Spaces |
|---------|---------------------------------|------------------------------|----------------|
| Unit 17 | 5,251 sq ft / 488m ² | 594 sq ft / 55m ² | 12 |
| Unit 18 | 1,737 sq ft / 161m ² | SOLD | 4 |
| Unit 19 | 2,595 sq ft / 241m ² | SOLD | 6 |
| Unit 20 | 5,232 sq ft / 486m ² | 594 sq ft / 55m ² | 12 |
| Unit 21 | 2,595 sq ft / 241m ² | | 6 |
| Unit 22 | 1,737 sq ft / 161m ² | SOLD | 4 |
| Unit 23 | 5,251 sq ft / 488m ² | 594 sq ft / 55m ² | 12 |
| Unit 24 | 3,692 sq ft / 343m ² | SOLD | 9 |
| Unit 25 | 3,466 sq ft / 322m ² | | 9 |

UNIT SIZES - PHASE 3

| | Ground Floor | First Floor | Parking Spaces |
|---------|---------------------------------|--------------------------------|----------------|
| Unit 26 | 2,755 sq ft / 256m ² | 441 sq ft / 41m ² | 7 |
| Unit 27 | 2,830 sq ft / 263m ² | LET | 6 |
| Unit 28 | 2,830 sq ft / 263m ² | | 6 |
| Unit 29 | 2,830 sq ft / 263m ² | | 6 |
| Unit 30 | 2,755 sq ft / 256m ² | 441 LET 1m ² | 7 |

SMEATON CLOSE

COLDHARBOUR WAY



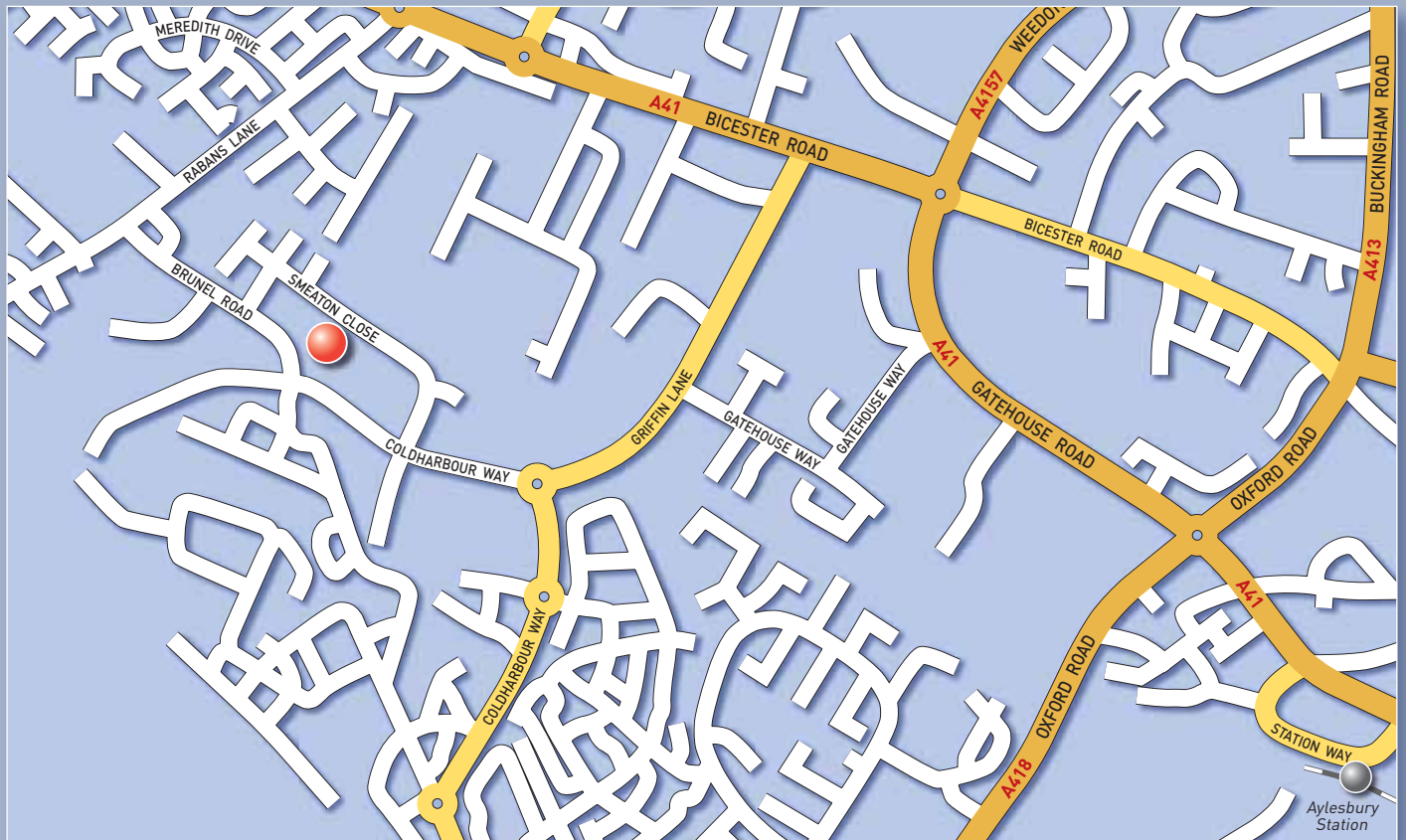
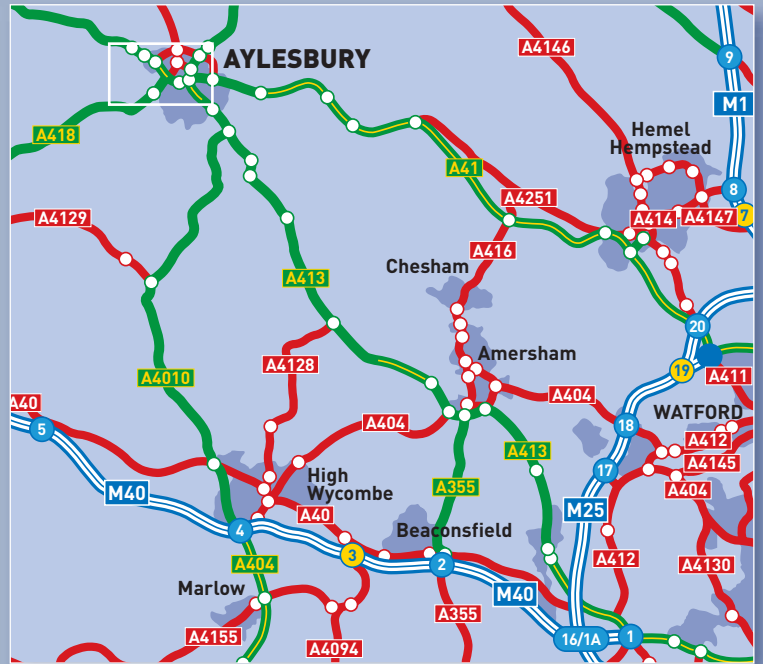
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LOCATION

The site is in Aylesbury which is the administrative town of Buckinghamshire and is situated approximately 44 miles to the north west of London, 23 miles from Oxford and 15 miles south of Milton Keynes.

The town is on the junction of the A41, A413 and A418, providing easy access to the M40, M1 and M25 motorways, all of which are within a 20 mile radius.

The town benefits from a direct rail service to London Marylebone (approx. 55 minutes journey time). Aylesbury has a strong business community with several well established industrial areas.



FURTHER INFORMATION



Contact Alan Chandler on 07831 372711
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