



Unit 2 Lodge Yard, Bicester Road, Aylesbury, HP18 0QJ

To Let | 2,240 sq ft

MODERN INDUSTRIAL / STORAGE UNIT

Unit 2 Lodge Yard, Bicester Road, Aylesbury, HP18 0QJ

TO LET

Summary

- Size: 2,240 sq ft
- Rent: £22,500 per annum
- Rates payable: Small Business Rates Relief Direct with Buckinghamshire Council
- Rateable value: £13,250
- EPC: D

Further information

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

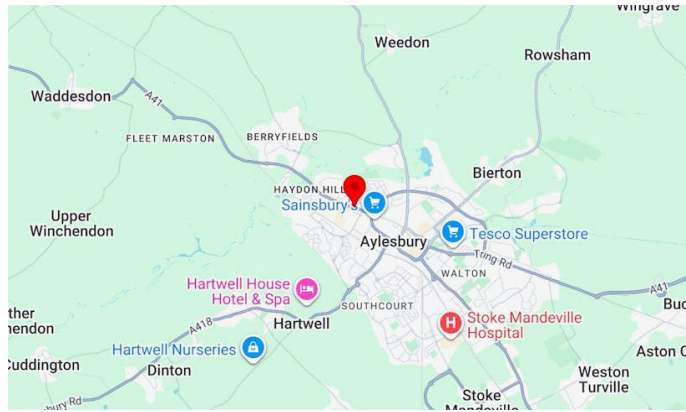
Viewings and Further Information



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Description

Unit 2 Lodge Yard comprises a well-presented light industrial / storage unit. The property is located within a secure gated site and benefits from two parking spaces directly outside the unit, including one allocated space and additional visitor parking.

The unit is of brick construction with a solid concrete floor and is accessed via an electric roller shutter door (approximately 3.4m high x 3.0m wide) together with a separate pedestrian access door.

Internally, the accommodation is fitted with LED lighting, skylights, single-phase power, plug points throughout, BT broadband, a kitchenette and WC facilities. The first floor mezzanine, with a loading capacity of approximately 500 kg per sq m, provides practical ancillary storage space. The internal height is approximately 2.66m to the underside of the mezzanine and 4.0m from the mezzanine to the roof.

Location

Unit 2, Lodge Yard is located just off the A41 at Woodham, behind the Aylesbury Mazda garage, providing convenient access to the regional road network. The property is



Terms

New lease to be agreed direct with the landlord

Money Laundering and Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

VAT

Applicable

Legal fees

Each party to bear their own costs

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,296	120.40	Available
Mezzanine	944	87.70	Available
Total	2,240	208.10	

