

PHASE 1 & 2 SOLD
PHASE 3 COMING SOON

5 UNIT SCHEME AVAILABLE Q1 2019



aston41
AYLESBURY HP22 5EZ

FREEHOLD OR LEASEHOLD

NEW INDUSTRIAL/WAREHOUSE DEVELOPMENT
UNITS FROM 13,896 SQ FT TO 54,639 SQ FT
TOTAL SCHEME 142,775 SQ FT

www.aston41.com

5 HIGH QUALITY UNITS FROM 13,896 SQ FT TO 54,639 SQ FT (1,291 SQ M TO 5,076 SQ M)

PHASE 3



PHASE 1 SOLD TO
Mercedes-Benz Retail Group UK

PHASE 2 SOLD TO
Lookers PLC for new Jaguar
Land Rover dealership (STP)

- > Close to growing labour pool in Aylesbury
- > Only 17 mins to M25 via A41
- > 24/7 access

A41

M25 J20
17 MILES

AYLESBURY
4 MILES

Accommodation

	Ground floor warehousing		First floor offices		Total space		Eaves height (M)	Total parking spaces
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M		
UNIT 1	20,021	1,860	1,905	177	21,926	2,037	8.5	37
UNIT 2	30,096	2,796	2,885	268	32,981	3,064	8.5	55
UNIT 3	49,816	4,628	4,822	448	54,639	5,076	10	63
UNIT 4	12,691	1,179	1,206	112	13,896	1,291	8.5	24
UNIT 5	17,642	1,639	1,690	157	19,332	1,796	8.5	33
TOTAL SCHEME	142,775 SQ FT		13,264 SQ M					212

Specification

- Ground floor industrial/warehousing
- First floor Cat A offices
- B2/B8 uses with ancillary B1(a) and ancillary B1(c)
- 2/3 full height drive-in loading doors
- 200kVA to 506kVA power supply
- 2 dock levellers (Unit 3)
- Potential to self-contain units



