

**ONLY 2 UNITS
REMAINING**



aston41
AYLESBURY HP22 5EZ

**FREEHOLDS FOR SALE
OR TO LET**

NEW INDUSTRIAL/WAREHOUSE DEVELOPMENT
UNITS FROM 13,896 SQ FT – 54,639 SQ FT

www.aston41.com

- Close to growing labour pool in Aylesbury
- 24/7 access

PHASE 3
Only two units available
13,896 sq ft to 54639 sq ft

PHASE 1 & PHASE 3 (UNITS 1 & 2)
Sold to Mercedes-Benz Retail Group

UNIT 5 SOLD

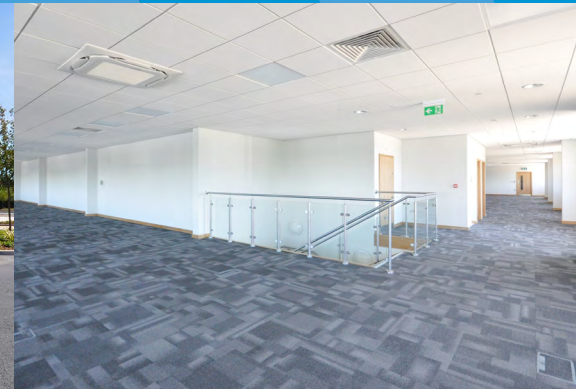
PHASE 2 Sold to Lookers PLC for new Jaguar Land Rover dealership

M25 J20
17 MILES

A41

AYLESBURY
4 MILES

- Only 17 mins to M25 via A41



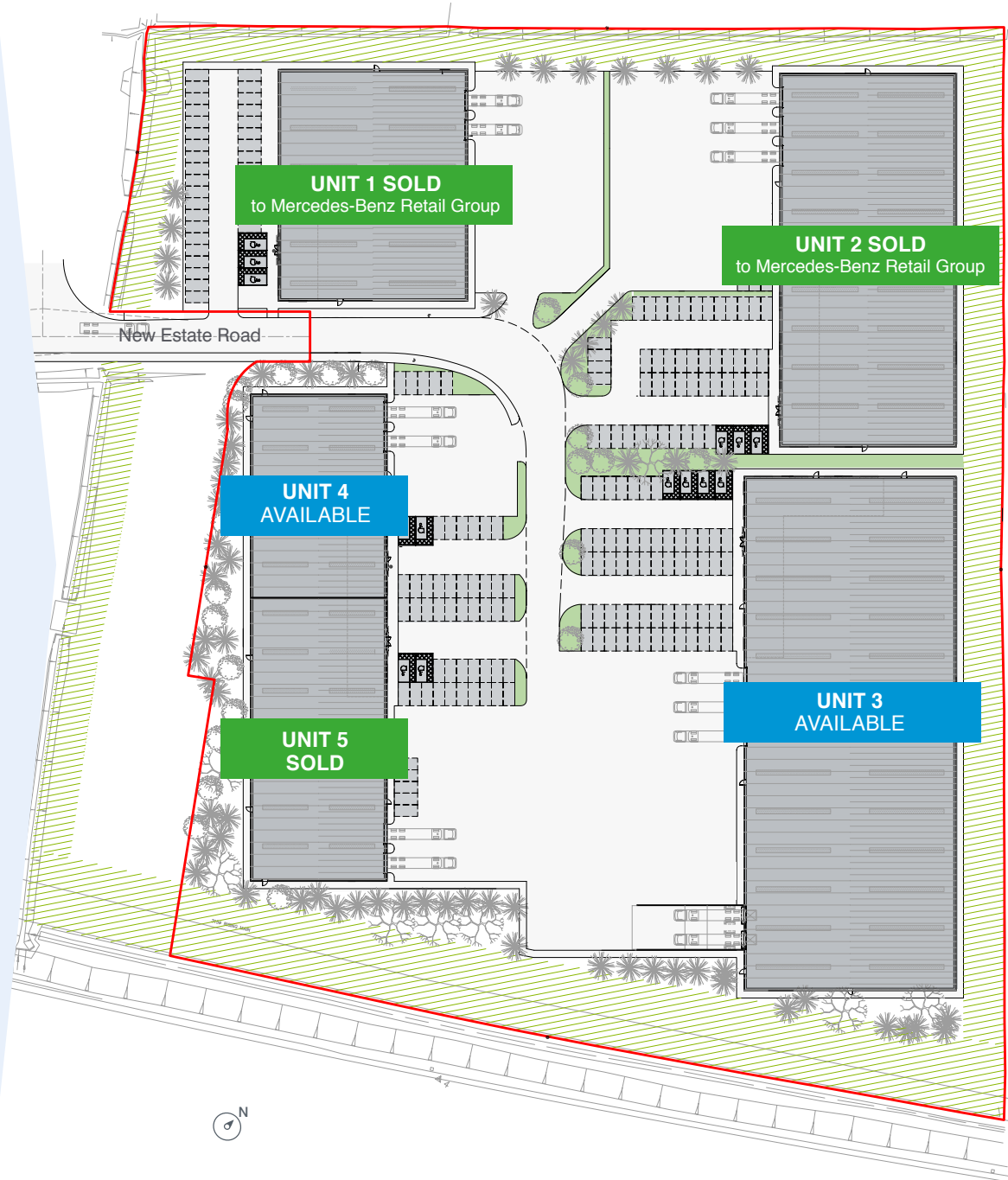
Accommodation

	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	SOLD to Mercedes-Benz Retail Group								
UNIT 2	SOLD to Mercedes-Benz Retail Group								
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	SOLD								
TOTAL SCHEME	142,775 SQ FT (13,264 SQ M)						212		

(All areas are approximate and measured on a gross external basis).

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
- Power Supply: 352 kVA (unit 3); 88 kVA (unit 4); 123 kVA (unit 5)
- EPC ratings Unit 3: B (48); Unit 4: C (52); Unit 5: B (47)
- 2 dock levellers (Unit 3)
- Potential to self-contain units



Excellent connections HP22 5EZ

Aston 41 is adjacent to the College Road North intersection with the A41 dual carriageway, benefiting from close proximity to Hemel Hempstead and Aylesbury.

There is a fast, direct route via the A41 to junction 20 of the M25 motorway (17 miles) thereafter to the M1 and M40 motorways.

	Hemel Hempstead	14 miles	14 minutes
	M25 J20	17 miles	17 minutes
	M1/M25 J21	19 miles	21 minutes
	Heathrow Airport 	36 miles	40 minutes

(Source for approximate distances and times from Google Maps).



Terms

Available for sale freehold or alternatively by way of a new full repairing and insuring lease.

VAT will be applicable.

A development by W Lamb Ltd in partnership with Westhall Estates

Misrepresentation Act 1967: The particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Lambert Smith Hampton, Savills and Brown and Lee. August 2019

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