



Aylesbury HP20 1DQ

- ▶ Refurbished industrial/warehouse units
- ▶ 4,880 - 8,227 sq ft
- ▶ Over 80% occupied

TO LET



stocklakepark.co.uk

NORTHWOOD
URBAN LOGISTICS 



THE SITE

- ▶ Strategically positioned with excellent road connectivity, less than 1.5 miles from the A41 providing access to the M40, M1 and M25
- ▶ Less than a mile from Aylesbury Town Centre
- ▶ Surrounding occupiers include; Lidl, Salesmade Ltd, R&A Engineering and New Era Logistics
- ▶ Generous parking and yard areas
- ▶ Secure fenced estate with CCTV across the site
- ▶ Owner-managed site with out-of-hours security and flexible leases available



Accommodation

All areas are approximate on a GEA sq ft basis.

| Unit | Ground Floor | First Floor | Total |
|-----------|--------------|-------------|--------------------|
| 3 | 7,450 sq ft | 759 sq ft | 8,227 sq ft |
| 12 | 4,120 sq ft | 760 sq ft | 4,880 sq ft |
| 14 | 4,143 sq ft | 750 sq ft | 4,893 sq ft |
| 15 | 4,140 sq ft | 756 sq ft | 4,896 sq ft |

REFURBISHED UNITS 3, 12, 14

4,880 up to 8,227 sq ft

General Specification

Fully refurbished flexible warehouse/industrial units with fully fitted first floor offices available for immediate occupation.



Up to 6.3m clear
internal eaves height



37.5kN sq m
floor loading



Full height
loading doors



Ground and first
floor offices



3 phase
power



Generous
parking

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

The units are available to let on a leasehold basis.



Unit 3 warehouse





Unit 12 first floor office

UNIT 15

4,896 sq ft

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Flexible warehouse/industrial unit with fully fitted ground and first floor offices available for immediate occupation.



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37.5kN sq m floor loading



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GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:



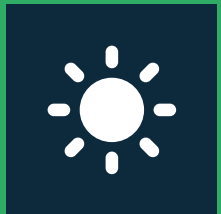
Low air permeability design



EPC ratings from B upwards



LED lighting



High efficiency warehouse roof lighting



Green amenity space



TRAVEL DISTANCES

Stocklake Industrial Park, Aylesbury, Buckinghamshire HP20 1DQ

Road

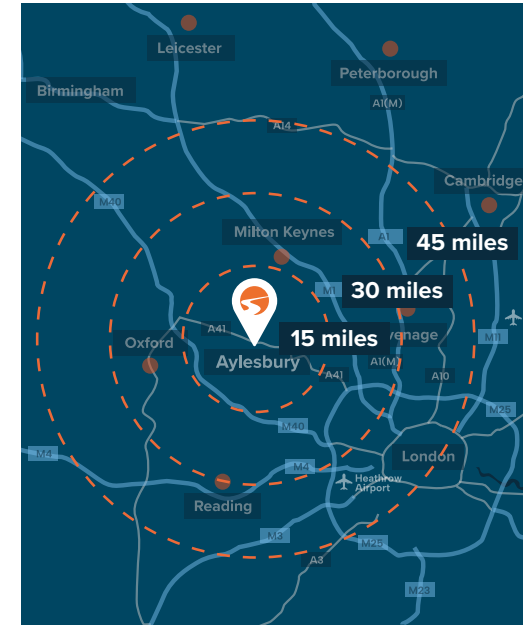
| | |
|----------------|------------|
| A41 | 0.6 miles |
| M25 | 26.6 miles |
| M4 | 40.8 miles |
| Aylesbury | 0.5 miles |
| Oxford | 27.3 miles |
| Central London | 45 miles |

Rail

| | |
|-------------------------|---------|
| Aylesbury Train Station | 5 mins |
| Luton Train station | 25 mins |
| Oxford Train Station | 45 mins |
| London Kings Cross | 55 mins |

Airport

| | |
|-----------------|------------|
| London Luton | 26.6 miles |
| London Heathrow | 36.4 miles |



More information available through the joint marketing agents:



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