



Aylesbury HP20 1DQ

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

**TO LET**



[stocklakepark.co.uk](http://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

TO TOWN CENTRE

TO (A41)  
STOCKLAKE ROAD

SECURITY  
HUT

STOCKLAKE

## Accommodation

All areas are approximate on a GEA sq ft basis.

| Unit      | Ground Floor | First Floor | Total              |
|-----------|--------------|-------------|--------------------|
| <b>3</b>  | 7,450 sq ft  | 759 sq ft   | <b>8,227 sq ft</b> |
| <b>12</b> | 4,120 sq ft  | 760 sq ft   | <b>4,880 sq ft</b> |
| <b>14</b> | 4,143 sq ft  | 750 sq ft   | <b>4,893 sq ft</b> |
| <b>15</b> | 4,140 sq ft  | 756 sq ft   | <b>4,896 sq ft</b> |
| <b>16</b> | 5,598 sq ft  | 802 sq ft   | <b>6,400 sq ft</b> |



# 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 warehousing) uses.

## Terms

The units are available to let on a leasehold basis.



Unit 3 warehouse





Unit 12 first floor office

# UNITS 15, 16

4,896 sq ft to 6,400 sq ft

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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:



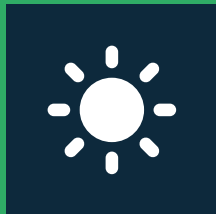
Low air permeability design



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

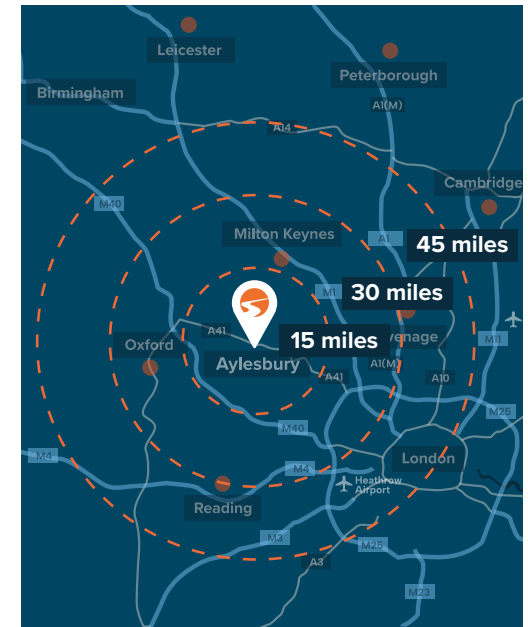
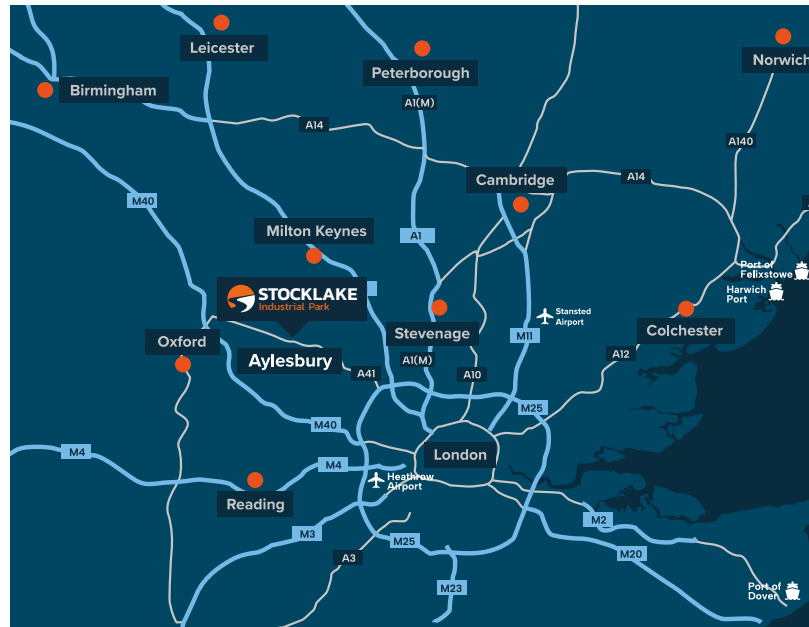
|                |            |
|----------------|------------|
| A41            | 0.6 miles  |
| M25            | 26.6 miles |
| M4             | 40.8 miles |
| Aylesbury      | 0.5 miles  |
| Oxford         | 27.3 miles |
| Central London | 45 miles   |

## 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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