

To Let

Plot 9, Hayloaders Works,
Wotton, Brill,
Nr. Aylesbury, Bucks,
HP18 9UB

Secure Open Storage Yard
Up to 30,000 sq ft (2,787.09 sq m)

- Excellent Low-Cost Open Storage Yard
- Good Access to A41 and M40
- Onsite Car Parking
- Gated and Secure Estate

Your partners in property





The Site

Description

Hayloaders Works is an easily accessible and secure industrial / open storage site. It spans approximately 4.94 acres and comprises four single storey industrial / storage buildings of steel frame construction and separate office buildings.

Plot 9 specifically offers a secure storage yard of up to 30,000 sq ft.



Use / Planning

Used as a sawmill for 25 years & therefore has an assumed established use for B1, B2 & B8 under 1987 Use Classes Order. Prospective tenants should verify with Aylesbury Vale District Council whether their proposed use falls within the established authorised uses.



Location

Hayloaders Works is situated on the outskirts of the village of Brill, with easy access to Aylesbury (13 miles), Thame (8 miles) & Bicester (9 miles) & convenient for access to the M40 motorway (junctions 7,8 & 9).

The A41 which links Aylesbury and Bicester / M40 is located 3.5 miles to the north via Kingswood Lane. The A418, which provides access to Aylesbury and J8A M40 / A40 and Oxford is located 8 miles to the south via Long Crendon.



Contact

Terms

Quoting rent is £3.75 psf for 6,000 - 12,000 sq ft or £2.95 psf for 30,000 sq ft.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

EPC exempt – No building present.

Rates

To be advised.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Service Charge

£0.35 per sq ft.

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents



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Particulars dated September 2025. Photographs dated July 2025.

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