

To Let

Unit 3 Hayloaders Works,
Wotton, Brill,
Nr. Aylesbury, Bucks,
HP18 9UB

Functional & Economical Industrial / Storage
13,225 sq ft (1,228.6 sq m)

- Excellent Low-Cost Industrial / Storage Unit
- Good Access to A41 and M40
- 4.84m Eaves Height / 8.50 Apex Height
- Two Loading Doors
- Onsite Car Parking
- Gated and Secure Estate

Your partners in property



The Property

Description

Hayloaders Works is an easily accessible and secure industrial / open storage site of up to 4.84 acres. On site there are various single storey storage units, part covered storage buildings, two open storage plots.

Unit 3 is a detached industrial / warehouse unit with lighting, front and rear level loading doors, eaves height of 4.84m and kitchenette. There is access to onsite WC's. To the rear is a yard of 1,728 sq ft.

Accommodation

| Approx. GIA | Sq Ft | Sq M |
|-------------|--------|---------|
| Unit 3 | 13,224 | 1,228.6 |

Use / Planning

Used as a saw mill 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.

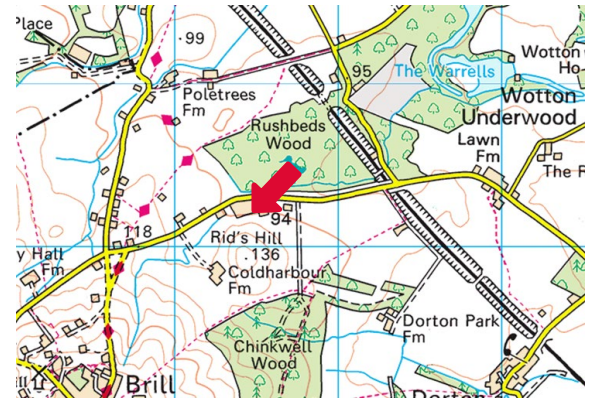




Location

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

Unit 3 is available by way of a new FRI lease on terms to be agreed. Quoting rent is £95,000 pax.

Due Diligence

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

EPC

EPC - C

Rates

Rateable value of £47,000 (workshop and premises).

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

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 September 2025.

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