


# Vantage41

## Aston Clinton HP22 0AY

- › 16 new industrial/warehouse units
- › 4,758 - 26,233 sq ft (units 13-15 combined)
- › Excellent access adjacent to A41 dual carriageway

To let

A development by:

Chancerygate 

Available now



# Vantage41

Situated directly off the A41 dual carriageway.

Excellent road connectivity to Junction 20 of the M25 and Aylesbury.

4 miles east of Aylesbury town centre. It also lies between the market towns of Tring and Wendover.

Accessed off College Road North which provides direct access onto the A41 which connects to London and the M25 to the east and Bicester and the M40 to the west through Aylesbury.



## Planning Use

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

## Terms

Available on a leasehold basis.





# Accommodation

All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	LET		43,573
2	LET		35,831
3			
4	4,611	1,573	6,184
5	4,256	1,455	5,711
6	4,253	1,454	5,707
7	4,861	1,459	6,320
8	4,574	1,377	5,951
9	4,047	1,212	5,259
10	<b>UNDER OFFER</b>		4,759
11	3,546	1,212	4,758
12	4,612	1,578	6,190
13	8,040	1,780	9,820
14	8,009	1,942	9,951
15	5,007	1,455	6,462
16	<b>UNDER OFFER</b>		8,636





# Industrial and Warehouse Units 4-12

4,758 up to 12,027 sq ft (units 6-7 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>First floor for storage or fitting out as office space</p>	 <p>Ability to combine units</p>	 <p>18m yard depth</p>
 <p>Landscaped environment</p>	 <p>Generous parking facilities</p>	 <p>Secure industrial park</p>





# Vantage41





# Industrial and Warehouse Units 13-16

6,462 up to 26,233 sq ft (units 13-15 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>First floor for storage or fitting out as office space</p>	 <p>Ability to combine units</p>	 <p>24.5m yard depth</p>
 <p>Landscaped environment</p>	 <p>Generous parking facilities</p>	 <p>Lift to Units 14 &amp; 16</p>





# Vantage41







# Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

**Vantage 41 benefits from the following green initiatives:**



15%  
warehouse roof  
lights increasing  
natural daylight

High  
performance  
insulated cladding  
and roof  
materials





Photovoltaic panels on Units 1, 2 and 3

Landscaping including native and non-native species

Car sharing bays on all units

Smart electric vehicle charging points to all units

Low air permeability design

Secure interior cycle storage to encourage cycling to work

BREEAM 'Very Good'

EPC A (Units 1-3)  
EPC B (Units 4-16)





# Vantage41

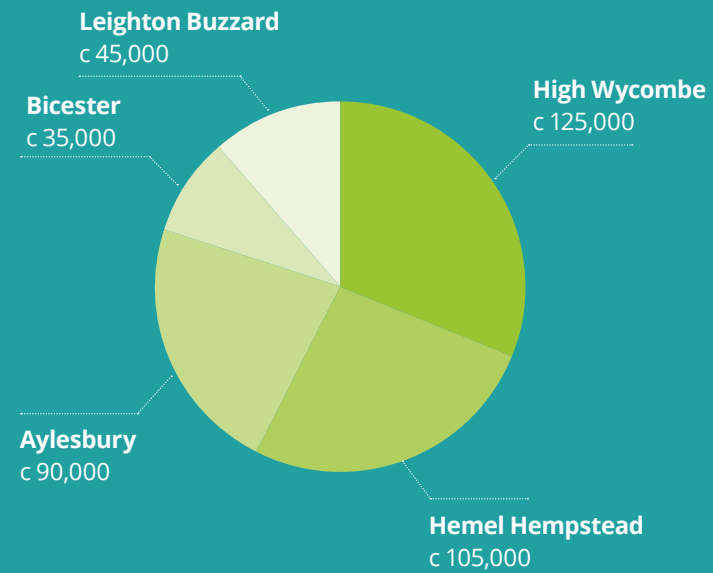


## Travel Distances

M25 Junction 20	17 miles
Central London	42 miles
Birmingham	89 miles
Southampton	96 miles
Bristol	112 miles
Felixstowe	116 miles
Dover	122 miles
Cardiff	145 miles
Manchester	172 miles
Leeds	169 miles

## Labour

Vantage 41, Aston Clinton is situated in the Aylesbury Vale district and within a 30 minute drive there is a population catchment of over 400,000 people in the following locations:







The map shows catchment areas within 1, 2, and 4.5 hour HGV drive times to show the areas and populations that could be serviced from this site.

**HGV Drive Times**

- 1 hour
- 2 hours
- 4.5 hours



**Planning**

Planning granted for E(g)(iii) (formerly B1c), B2 and B8 (industrial and warehouse) uses



**Prime Location**

Situated off the A41 dual carriageway providing fast access to the M25, London, South East, M40 and the Midlands



**Labour**

Growing town, large labour force available locally

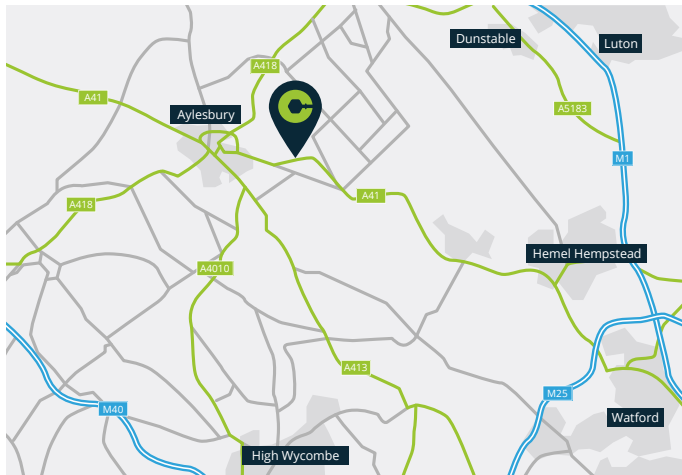
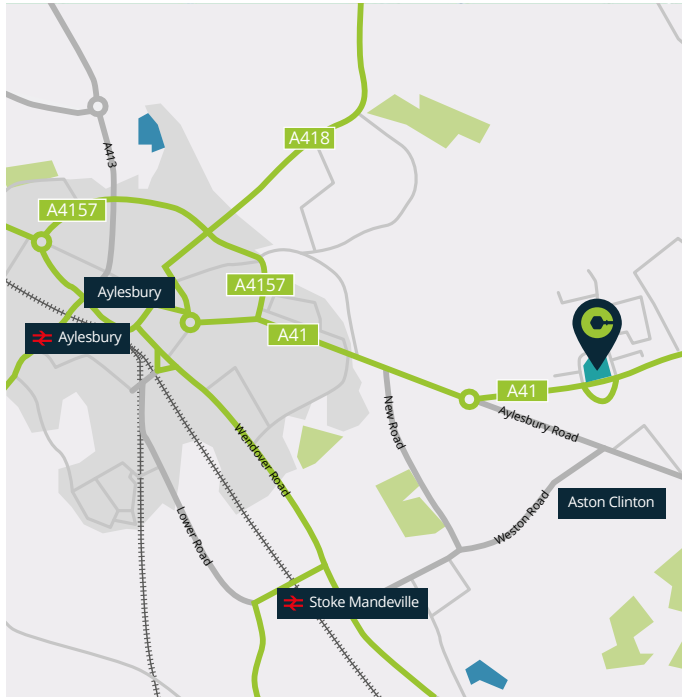


**Infrastructure**

Fully serviced site with access, power and utilities in place



# Vantage41



vantage41.co.uk

## Travel Distances

### Road:

M25 (J20)	17 miles
M1 (J8)	17 miles
M40 (J8A)	18 miles
A1 (J1)	28 miles
Aylesbury	4 miles
Luton	18 miles
Watford	22 miles
Oxford	27 miles
Wembley	41 miles
Central London	42 miles

### Rail:

Aylesbury Train Station	3.9 miles
Aylesbury Vale Parkway Train Station	6.4 miles

### Airport:

Luton Airport	26 miles
Heathrow Airport	35 miles
Gatwick Airport	71 miles

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/// [bulk.drives.taskbar](http://bulk.drives.taskbar)

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. September 2023.

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