TO LET

MID-TERRACE INDUSTRIAL/BUSINESS UNIT



Unit 4 Bridgegate Business Park
Gatehouse Way
Aylesbury
HP19 8XN

2,710 Sq Ft (252 Sq M)
Offices Industrial

- **Roller Shutter Door & Pedestrian Entrance**
- **2 on-site parking spaces**
- **Alarm System / Security Shutters on window**
- **Gas Central Heating**
- **3-phase Electricity**
- **Mezzanine Offices with AC, Carpeting and Recessed Lighting**
- **Mezzanine Storage**
- **Kitchenette, WC**

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Rent: £22,500 Per Annum
EPC: D86
Rateable Value: £9,900

Description

Unit 4 Bridgegate Business Park provides a mid-terrace industrial/business unit built in the late 1980's with a profiled metal clad elevation and roof. Mezzanine office/storage. 2 on-site car parking spaces.

Accommodation

GIA	Sq Ft	Sq M
Ground Floor Warehouse	1,387	129
Mezzanine Office	810	75
Mezzanine Storage	513	48
Total	**2,710**	**252**

Location

The property is located in Bridgegate Business Park just off Gatehouse Way. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41, the A413 and A418 providing easy access to the M40, M1 and M25 motorways, all within a 20 minute drive. The Chiltern Line to London Marylebone is approx 55 minutes.

Tenure

A new full repairing and insuring lease to be granted on terms to be agreed.

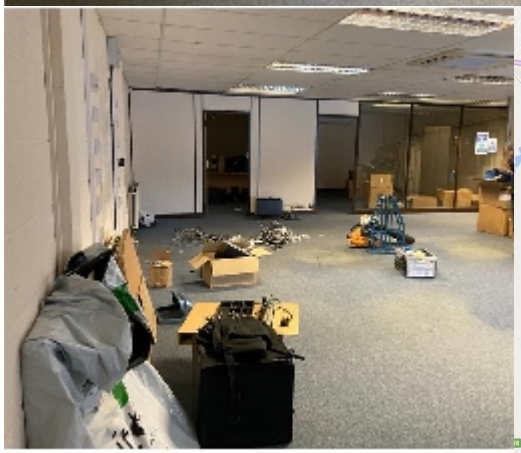
Legal Costs

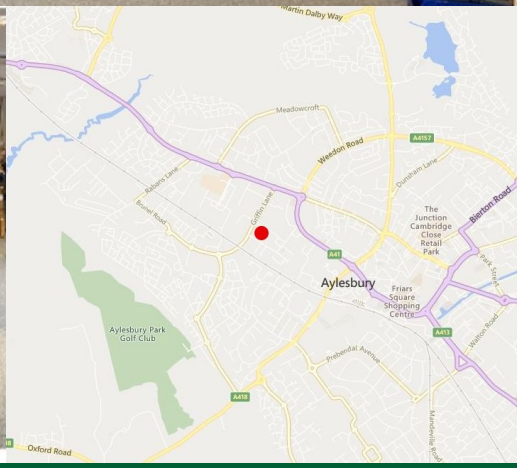
Each party to be responsible for their own legal costs involved in the transaction.

Business Rates

£9,900. If the Rateable Value is less than £12,000 and you only occupy one property, NO Business Rates are payable. To apply contact your local authority.







Contact

Viewing strictly by prior appointment:

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