

AVAILABLE FROM Q2 2027

A NEW 5 UNIT INDUSTRIAL
/ LOGISTICS DEVELOPMENT
UNDER CONSTRUCTION

LINK 
AYLESBURY

GATEHOUSE CLOSE | AYLESBURY | HP19 8DJ

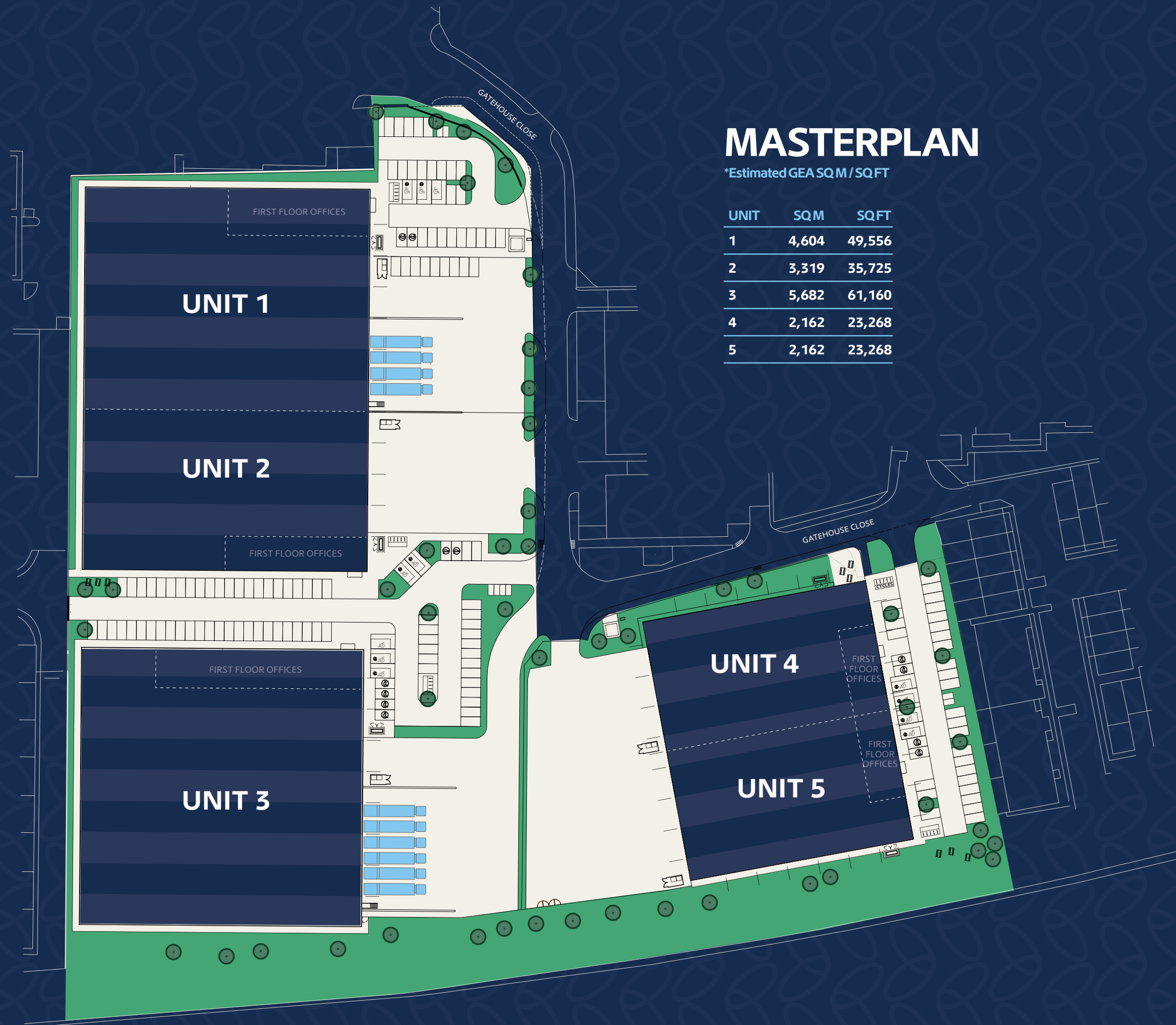
FIVE NEW WAREHOUSE / INDUSTRIAL UNITS AVAILABLE FROM 23,268 SQ FT - 85,281 SQ FT

Available for occupation **Spring 2027**

Link Aylesbury is a new development of five Grade A warehouse/industrial units strategically located within one of Aylesbury's established employment areas.

The A41 and A418 connects the site to the local, regional and national road network. Aylesbury station is location 15 minutes away by foot, providing direct rail connections to London Marylebone.





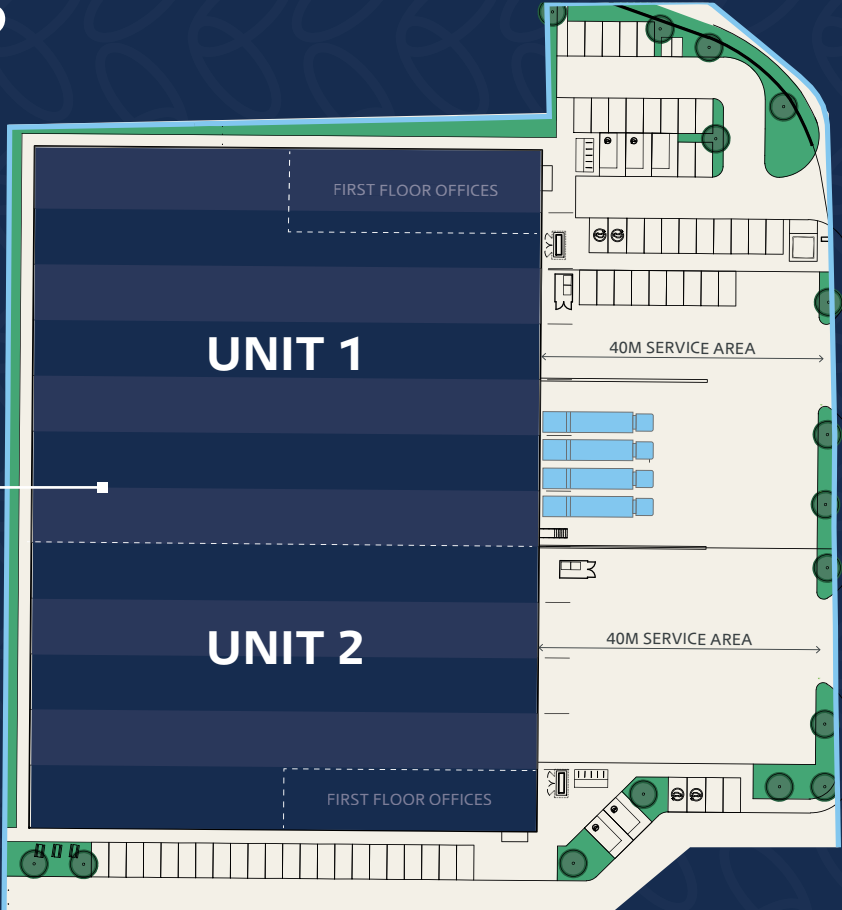
MASTERPLAN

*Estimated GEA SQ M / SQ FT

UNIT	SQM	SQFT
1	4,604	49,556
2	3,319	35,725
3	5,682	61,160
4	2,162	23,268
5	2,162	23,268

UNITS 1, 2 & 3

UNIT 1 & 2	
Combined GEA	
SQM	SQFT
7,923	85,281

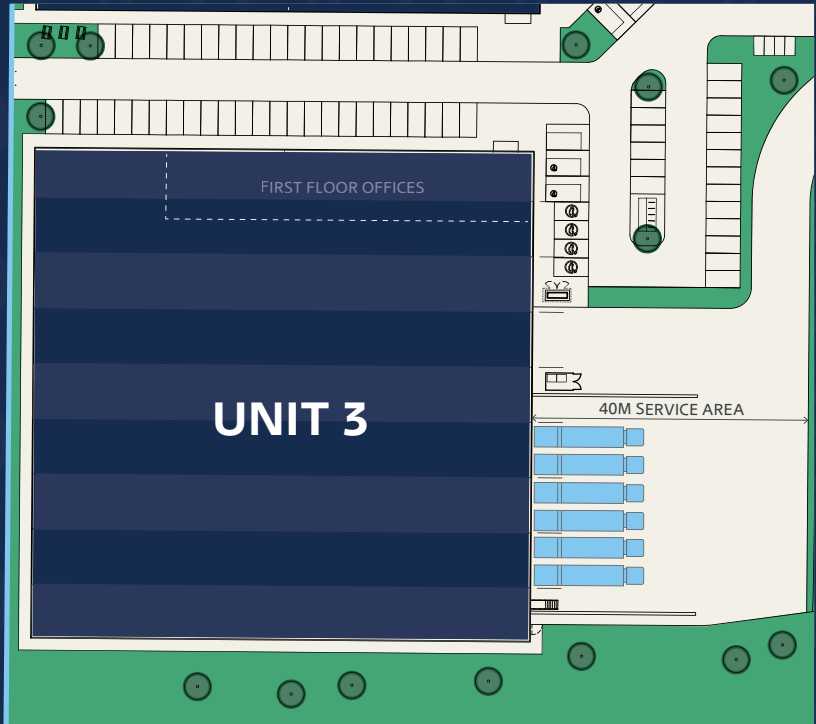


UNIT 1	SQM	SQFT
Warehouse	4,211	45,327
First Floor Office	421	4,533
Total GEA	4,604	49,556

- Clear Internal Height 10.5m
- 4 Dock Level Loading Doors
- 1 Level Access Door
- 330kVA Power
- 40m Service Yard
- Secure Yard Areas
- 38 Car Parking Spaces (inc. 3 Accessible)
- 2 EV charging points & 2 EV accessible

UNIT 2	SQM	SQFT
Warehouse	3,010	32,406
First Floor Office	301	3,240
Total GEA	3,319	35,725

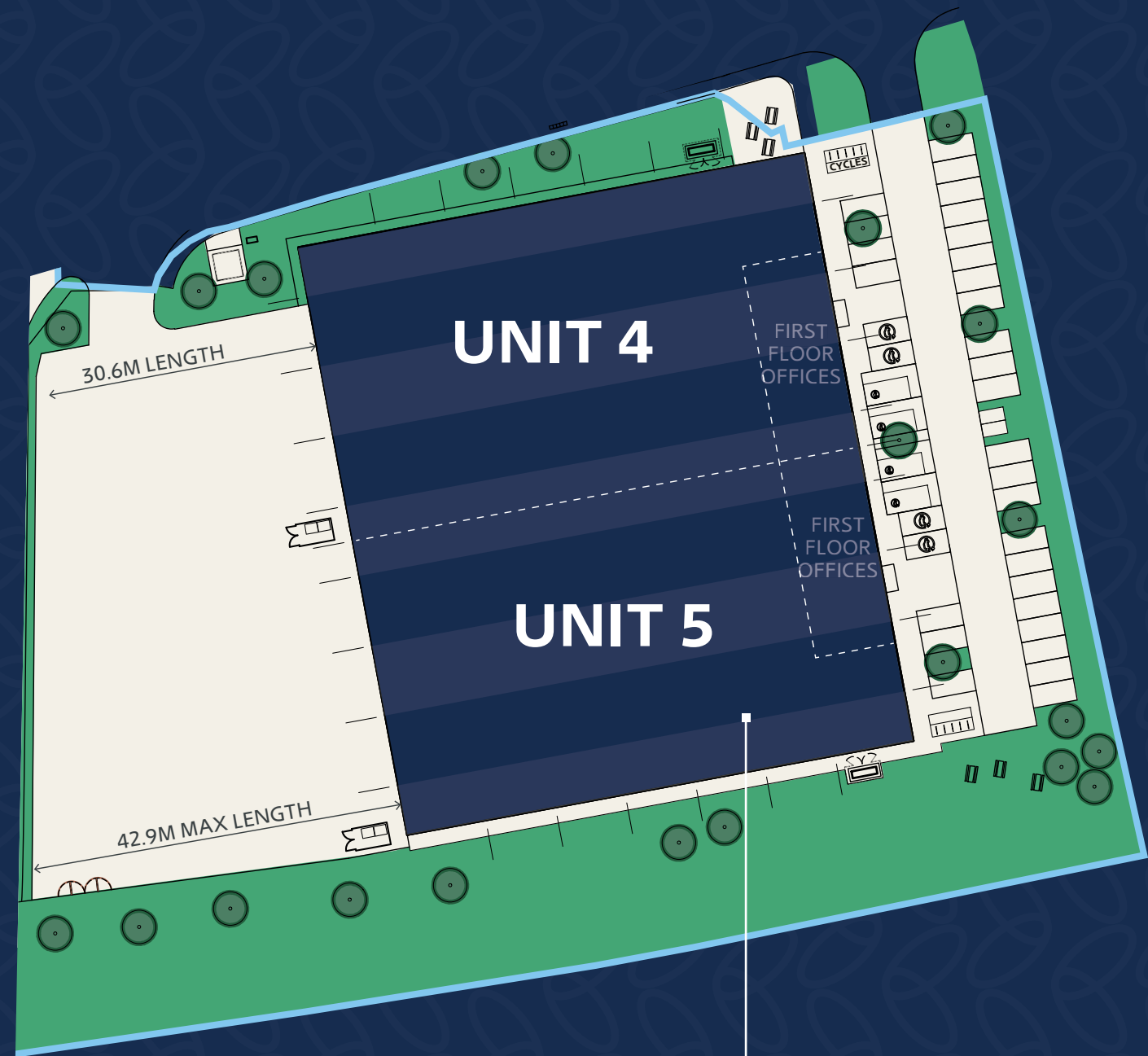
- Clear Internal Height 10.5m
- 3 Level Access Doors
- 250kVA Power
- 40m Service Yard
- Secure Yard Areas
- 28 Car Parking Spaces (inc. 2 Accessible)



UNIT 3	SQM	SQFT
Warehouse	5,178	55,747
First Floor Office	518	5,575
Total GEA	5,682	61,160

- Clear Internal Height 10.5m
- 6 Dock Level Loading Doors
- 1 Level Access Door
- 400kVA Power
- 40m Service Yard
- Secure Yard Areas
- 51 Car Parking Spaces (inc. 3 Accessible)
- 4 EV charging points

UNITS 4 & 5



UNIT 4 & 5		
Combined GEA		
SQ M	SQFT	
4,324	46,536	



UNIT 4	SQ M	SQFT
Warehouse	1,946	20,944
First Floor Office	195	2,094
Total GEA	2,162	23,268

↑↓ Clear Internal Height 10.5m

🚪 3 Level Access Doors

⚡ 175kVA Power

✕ 40m Service Yard

🔒 Secure Yard Areas

🚗 18 Car Parking Spaces
(inc. 2 Accessible)

🔌 2 EV charging points
& 2 EV accessible

UNIT 5	SQ M	SQFT
Warehouse	1,946	20,944
First Floor Office	195	2,094
Total GEA	2,162	23,268

↑↓ Clear Internal Height 10.5m

🚪 3 Level Access Doors

⚡ 175kVA Power

✕ 40m Service Yard

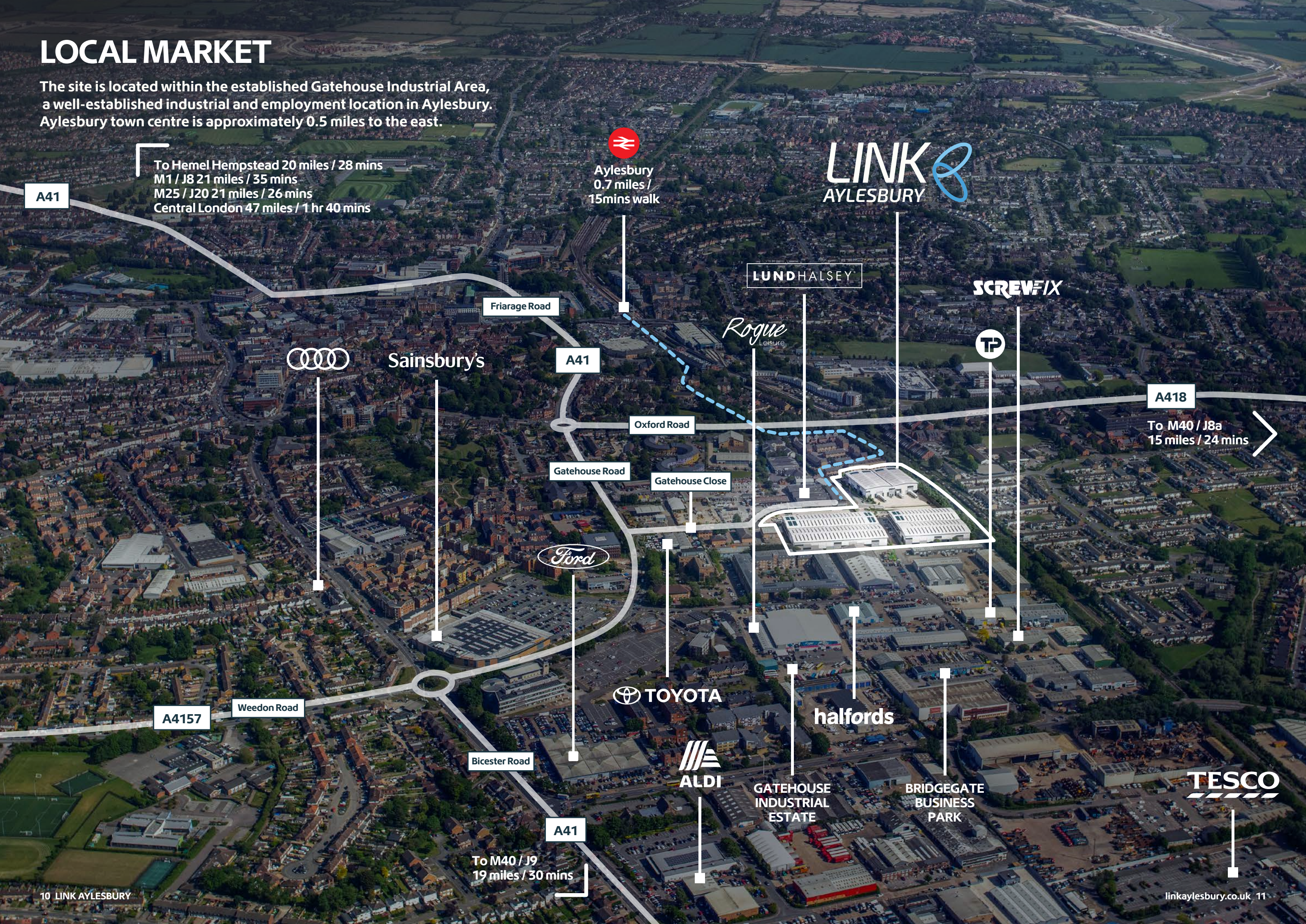
🔒 Secure Yard Areas

🚗 18 Car Parking Spaces
(inc. 2 Accessible)

🔌 2 EV charging points
& 2 EV accessible

LOCAL MARKET

The site is located within the established Gatehouse Industrial Area, a well-established industrial and employment location in Aylesbury. Aylesbury town centre is approximately 0.5 miles to the east.



To Hemel Hempstead 20 miles / 28 mins
M1 / J8 21 miles / 35 mins
M25 / J20 21 miles / 26 mins
Central London 47 miles / 1 hr 40 mins


Aylesbury
0.7 miles /
15mins walk

LINK
AYLESBURY

LUNDHALSEY

SCREWFIX



Sainsbury's

A41

Oxford Road

Gatehouse Road

Gatehouse Close



TOYOTA

halfords

A4157

Weedon Road

Bicester Road



GATEHOUSE
INDUSTRIAL
ESTATE

BRIDGEGATE
BUSINESS
PARK

TESCO

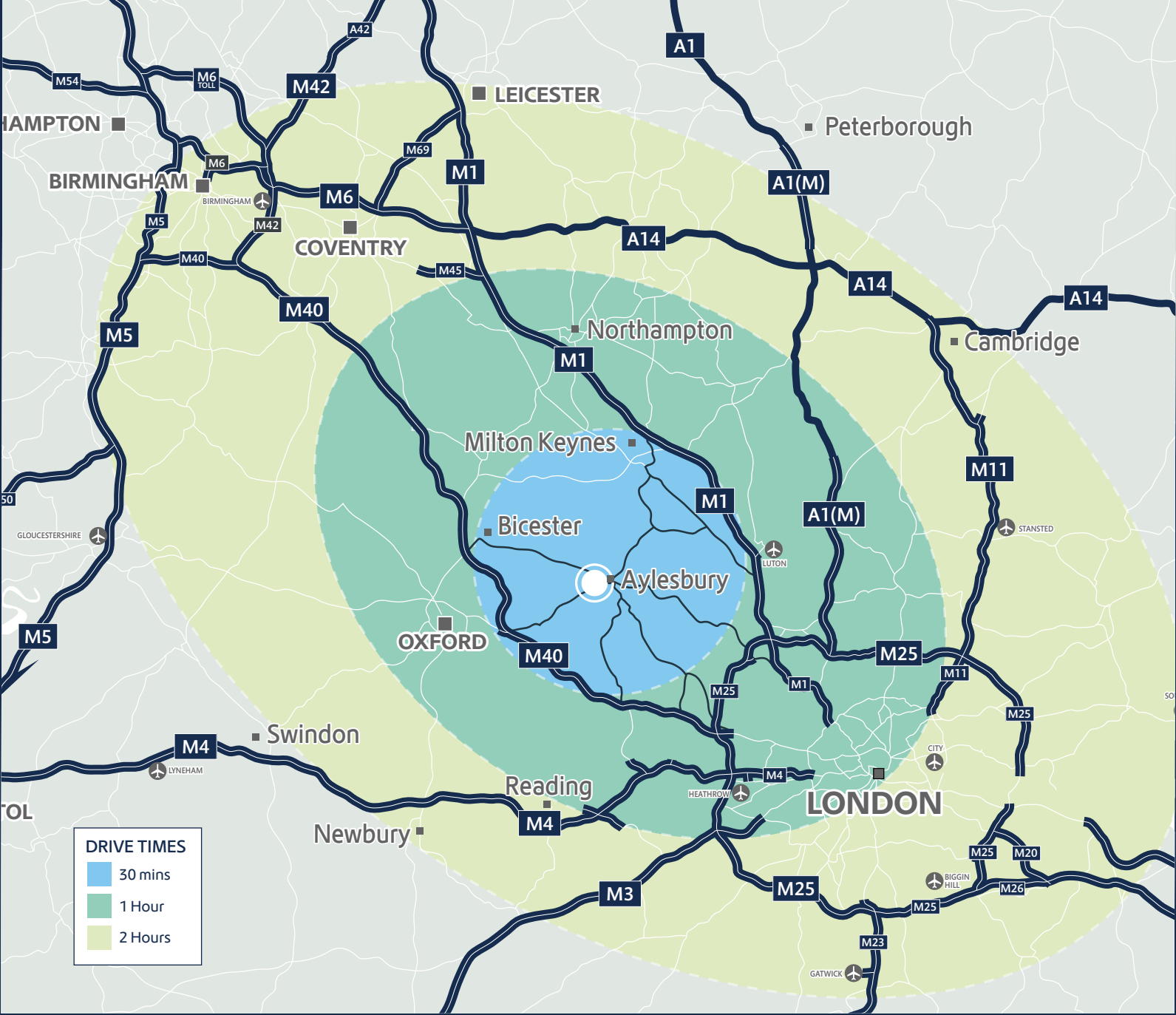
To M40 / J9
19 miles / 30 mins

A418

To M40 / J8a
15 miles / 24 mins

LOCATION

The scheme is well connected, situated 0.22 miles from the A41 and 0.44 miles from the A418, providing access to the M40 (Junction 8A), M1 and M25, and the wider South East motorway network. Located within the Oxford to Cambridge Arc, LINK Aylesbury benefits from a strong labour catchment and established employment base across logistics, manufacturing and wider business sectors.



DRIVE TIMES

CITIES

Hemel Hempstead	20 miles	28 mins
Milton Keynes	21 miles	35 mins
Luton	24 miles	40 mins
Oxford	26 miles	45 mins
Reading	38 miles	1 hr 0 mins
Newbury	50 miles	1 hr 5 mins
Swindon	50 miles	1 hr 20 mins
Central London	47 miles	1 hr 15 mins
Birmingham	86 miles	1 hr 40 mins

AIRPORTS

Luton	28 miles	40 mins
Heathrow	40 miles	45 mins
Stanstead	65 miles	1 hr 10 mins

MAJOR ROADS

M40/J8A	15 miles	24 mins
M1/J11A	19 miles	30 mins
M40/J9	19 miles	30 mins
M25/J20	21 miles	26 mins
M1/J8	21 miles	35 mins

PORTS / RAIL PORTS

Tilbury Docks	71 miles	1 hr 15 min
London Gateway	73 miles	1 hr 30 min
Port of Felixstowe	121 miles	2 hr 20 min

TRAIN & BUS STATIONS

Aylesbury	0.7 miles	15 min walk
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DEMOGRAPHICS

LINK Aylesbury is located within the established Gatehouse Industrial Area, at the heart of Aylesbury’s principal employment location, a key South East industrial and logistics location benefiting from strong connectivity to the M40, M1 and wider motorway network. Located within the Oxford to Cambridge Arc, the scheme benefits from a strong labour catchment and an established employment base across logistics, manufacturing and wider business sectors.

84.4%

economically active population, above the UK average (78.9%)

30,400

VAT/PAYE registered businesses across Buckinghamshire

6.6m

Access to a workforce of 6.6 million people within a 60-minute drive

Established labour base across logistics, manufacturing and wider business sectors

DRIVE TIMES

TIME	POPULATION	HOUSEHOLDS
30 minutes	544,000	227,000
60 minutes	6.6m	2.8m
90 minutes	17.2m	7.2m

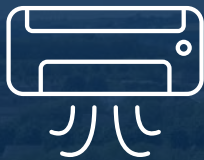
SPECIFICATION

Best in class building for sustainability initiatives

OFFICE



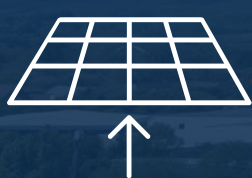
High Quality Office Space



Comfort cooling



Smart control LED lighting



Fully raised floors



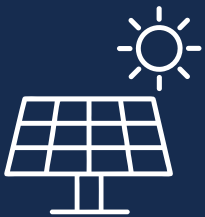
ENVIRONMENT



Target EPC
A Rating

BREEAM®

Target BREEAM
Excellent



Warehouse roof
100% PV ready



Air source heat
pump technology



Air Tightness to
2.5m³/hr/m²



Rainwater
Harvesting



Solar thermal
hotwater system



EV charging:
10% installed /
20% passive

**GATEHOUSE CLOSE
AYLESBURY
HP19 8DJ**

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