



3A Gatehouse Way

Aylesbury, HP19 8DB

INDUSTRIAL/RETAIL UNIT

2,594 sq ft
(240.99 sq m)

- Forecourt parking / display
- Showroom / storage
- 2 roller shutter doors and main entrance door to the front
- 3 Phase Electricity
- Yard to rear
- Eaves height 2.9m

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Summary

Available Size	2,594 sq ft
Rent	£34,000 per annum
Rates Payable	£9,855.25 per annum 2023
Rateable Value	£19,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

Single storey brick built industrial unit suitable for industrial / retail use with forecourt parking. The property also benefits from a secure rear yard (shared with the tenant next door) with roller shutter door access to the property.

The unit is largely open plan and benefits from a prominent position with significant passing traffic into the Gatehouse Industrial Area. The property is located close to the new Sainsburys Supermarket and has a prominent position near the junction of Gatehouse Way and Gatehouse Road with lots of passing traffic.

The property has two roller doors to the front of the building, together with double personnel doors. Internally the property will be offered in a redecorated condition.

Location

A prominent location in Aylesbury at the junction of Gatehouse Way and Gatehouse Road. Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41, A413 and A418 with access to the M40 M1 and M25 motorways (20 minute drive). The Chiltern Railway Line provides a direct rail service to London Marylebone (approx 55 minutes).

Terms

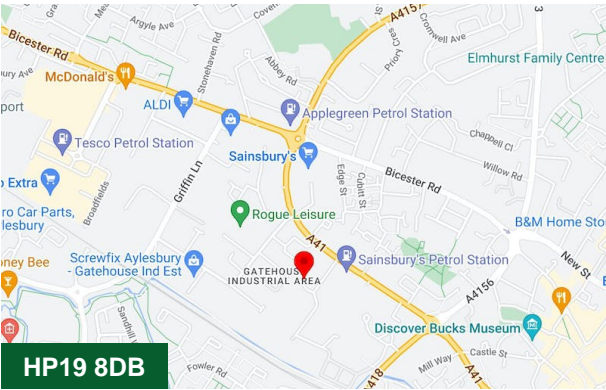
The property is available on a new lease direct from the landlord on terms to be agreed. Available from July 2023.

Business Rates

Rateable Value £19,750

EPC

E113

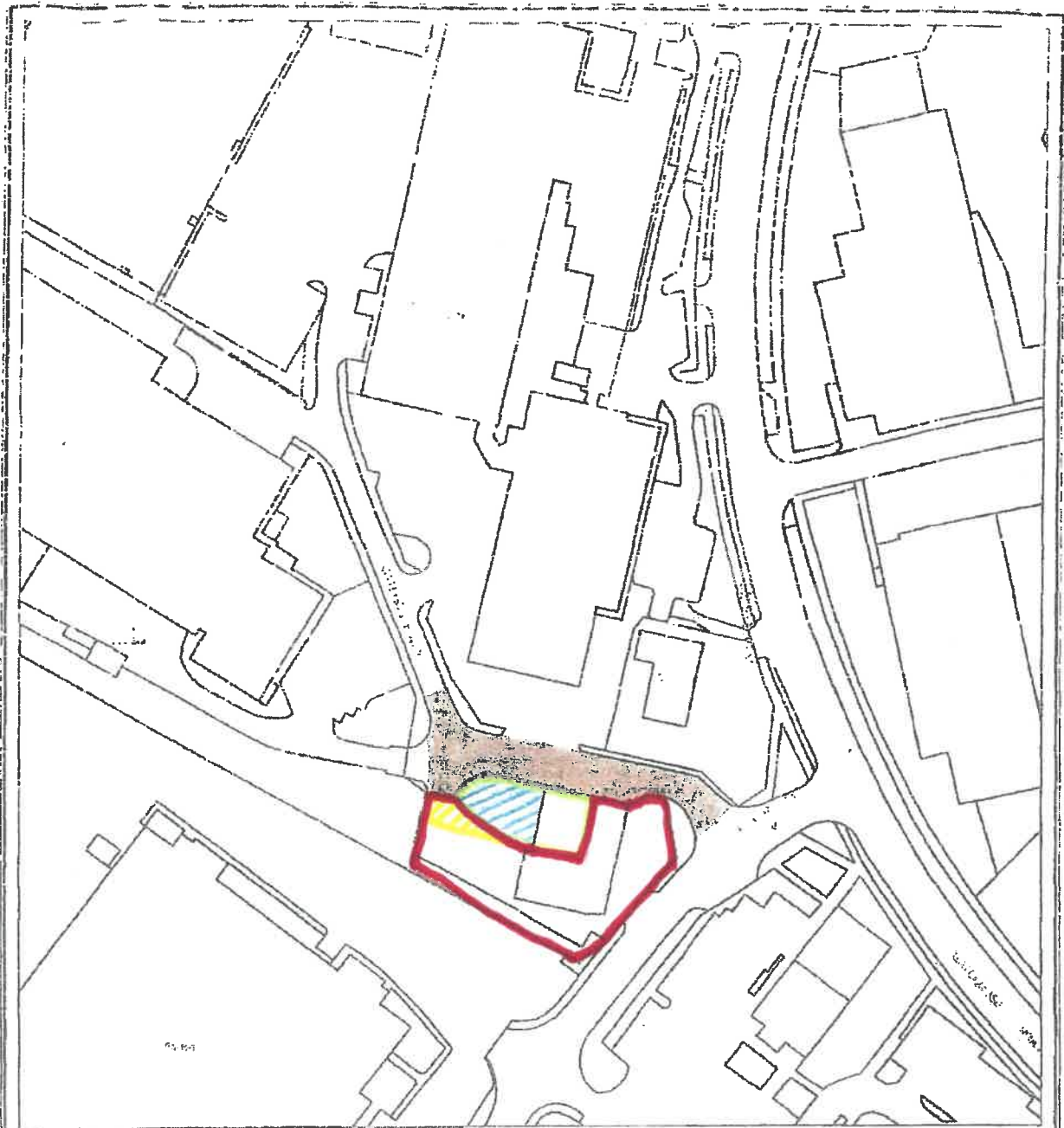


Viewing & Further Information



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Plan 1



SCALE 1:1250

