



1B Carrera House, Merlin Centre, Gatehouse Close, Aylesbury, HP19 8DP



**To Let | 756 sq ft**

FIRST FLOOR OFFICES WITH PARKING

**1B Carrera House, Merlin Centre,  
Gatehouse Close, Aylesbury, HP19  
8DP**

## TO LET

### Summary

- Size: 756 sq ft
- Rent: £11,000 per annum Plus VAT
- Rates payable: £5,738.50 per annum
- Rateable value: £11,500
- EPC: C (73)

### Further information

- [Microsite](#)

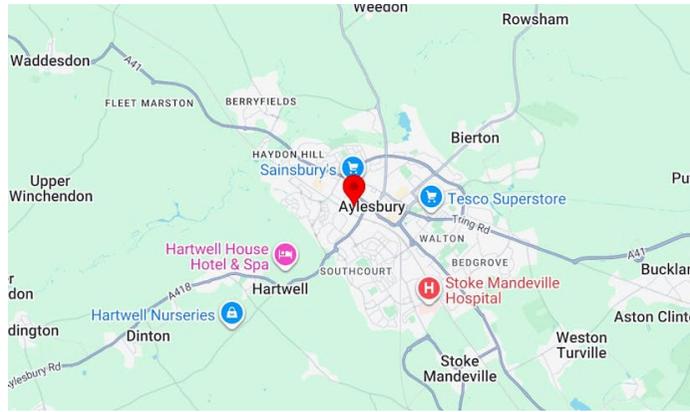
### Viewings and Further Information



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### Description

The property comprises a modern, end of terrace office building in an established business location.

The first floor suite is carpeted with lighting and its own kitchenette and WC and will be fully refurbished. The suite is accessed via a shared entrance with the ground floor.

There is a service charge for the building and the estate as a whole and utilities are charged by the landlord for each suite.

3 parking spaces are available for this suite.

The property currently benefits from two private offices, an open plan office and a storage room.

### Location

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 of which are within a 20 minute



The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - First Floor	756	70.23	£11,000 /annum	Available
<b>Total</b>	<b>756</b>	<b>70.23</b>		

### Terms

Available on a new lease on terms to be agreed direct from the Landlord.

### Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

### VAT

Applicable

### Legal fees

Each party to bear their own costs

