



Units 2-4 The Point

Gatehouse Way, Aylesbury, HP19 8DB

REFURBISHED INDUSTRIAL UNITS WITH PARKING

1,916 to 8,536 sq ft
(178 to 793.02 sq m)

- Unit 2 available with potential for demised yard
- Unit 3 available as a whole or potential to be split
- Comprehensive internal and external refurbishment
- Available from September 2025
- 5 year lease available

Units 2-4 The Point, Gatehouse Way, Aylesbury, HP19 8DB

Summary

Available Size	1,916 to 8,536 sq ft
Rent	£17 per sq ft
Rates Payable	£5 per sq ft
Service Charge	Service charge to be confirmed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The industrial units form part of the larger estate known as The Point, strategically located off Gatehouse Way with easy access to the A41 Bicester Road and Aylesbury Town Centre. The estate is within a mile of the train station and town centre offering a range of shops, banks, restaurants and public transport options.

4 units are being comprehensively refurbished by the landlord to include newly painted flooring, new electrics, new roller shutter door and new WC in each unit. Unit 5 is under offer so we are marketing units 2, 3 & 4. Unit 2 (2,982 sq ft) is prominently located to the front of the estate and could offer a secure yard to the front. Unit 3 (3,638 sq ft) is available as a whole with two roller shutter doors so could be split to provide two units of circa 1,800 sq ft each.

Finally unit 4 (1,916 sq ft) offers a smaller business a professional environment on the estate.

All units are available on a standard 5 year lease, outside the Security Provisions of the Landlord & Tenant Act.

Location

The Point is accessed off Gatehouse Way within 1 mile of the town centre.

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

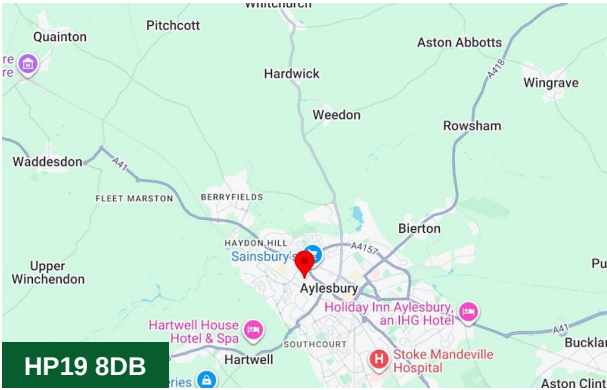
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	2,982	277.04	Available
Unit - 3	3,638	337.98	Available
Unit - 4	1,916	178	Available
Total	8,536	793.02	

Terms

A new lease direct from the landlord on terms to be agreed.



Viewing & Further Information



Joanna Kearvell
07887 793030
jk@chandlergarvey.com

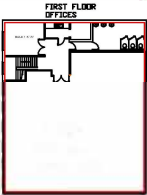


James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com



Neave DaSilva
01494 796054 | 07827 908926
nds@chandlergarvey.com

Any deviation from the drawing to be reported to the originator immediately



Woodfellows
building consultancy