



Units 1 The Point, Gatehouse Way, Aylesbury, HP19 8DB

**To Let | 2,813 sq ft**

REFURBISHED INDUSTRIAL UNITS WITH YARD

## Units 1 The Point, Gatehouse Way, Aylesbury, HP19 8DB

### TO LET

#### Summary

- Size: 2,813 sq ft
- Rent: £50,000 per sq ft
- Rates payable: £5 per sq ft
- EPC: C

#### Further information

- [Microsite](#)

#### Viewings and Further Information



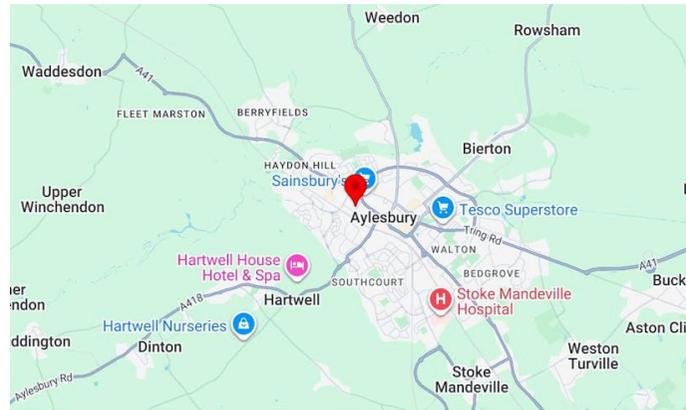
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#### Description

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 1 (2,813 sq ft) is prominently located to the front of the estate and could offer a secure yard to the front.

#### 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

#### Terms

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

#### VAT

Applicable

#### Legal fees

Each party to bear their own costs

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Service charge</b>	<b>Availability</b>
Unit - 1	2,813	261.34	On Application	Available
<b>Total</b>	<b>2,813</b>	<b>261.34</b>		

