



Unit A3, Brunel Gate, Aylesbury, HP19 8AR

To Let | 4,098 sq ft

Modern industrial unit to let



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HP19 8AR**

TO LET

Summary

- Service charge: £2,366 per annum
- Size: 4,098 sq ft
- Rent: £13.50 per sq ft
- Rates payable: £25,300 per sq ft
- Rateable value: £46,000
- EPC: D (89)

Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information

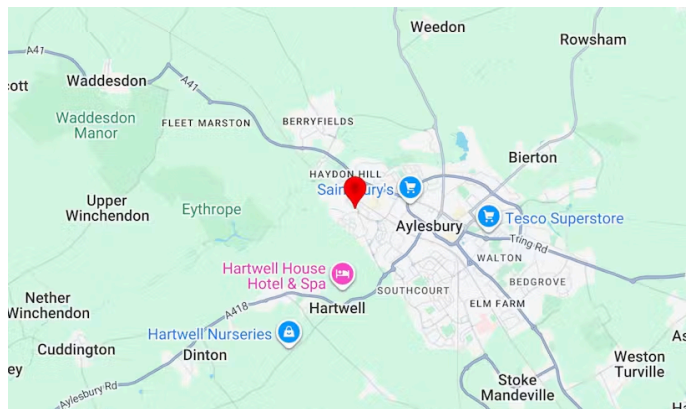


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Specification

- Modern industrial/warehouse unit within an established commercial estate
- Fitted first-floor office accommodation
- Full-height loading door
- Warehouse rooflights providing natural light
- Ground-floor kitchenette/staff area
- Access to the A41, A413 and A418

Description

A3 Brunel Gate comprises a modern mid-terrace industrial/warehouse unit with fitted first-floor office accommodation. The property is of steel portal frame construction with profile metal cladding, providing open warehouse space with a concrete floor and rooflights supplying natural light. A full-height loading door provides access from the forecourt, alongside a separate glazed pedestrian entrance.

The first-floor offices benefit from carpeting, suspended ceilings with recessed lighting and perimeter trunking. A ground-floor kitchenette/staff area provides ancillary accommodation. Externally, a block-paved forecourt provides space for parking and loading.



Location

Brunel Gate is situated on Telford Close within an established industrial and commercial area of Aylesbury, Buckinghamshire. The location provides access to the town centre and the A41, A413 and A418, linking Aylesbury with the surrounding regional road network and onward connections to the M25, M40 and M1. Aylesbury railway station provides direct services to London Marylebone.

VAT

Applicable

Legal fees

Each party to bear their own costs

