



First Floor The Gatehouse

Gatehouse Way, Aylesbury, HP19 8DB

PART FIRST FLOOR OFFICES

3,236 sq ft
(300.63 sq m)

- Full VAV air-conditioning
- 12 on site parking spaces
- Passenger lift
- Male, female and disabled WC accommodation within common areas
- Kitchen/break out facilities

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Summary

Available Size	3,236 sq ft
Rent	£51,776 per annum
Rates Payable	£4.75 per sq ft 2023 to be apportioned
Rateable Value	£77,700
Service Charge	£7 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

The Gatehouse is a 4-storey office building of attractive brick elevations constructed in 1991 to provide high quality air-conditioned office space incorporating full access raised floors throughout, car parking and attractive landscaped courtyard. Two suites available, West Suite 5,137 sq ft (NOW LET) and North Suite 3236 sq ft. The available space is on the first floor and is accessed via two passenger lifts through a modern reception.

The smaller north suite benefits from a kitchen, open plan area and private offices. 12 parking spaces with the north suite are available on site, click here for a video walkthrough: <https://vimeo.com/641108183?share=copy>

Available to let on a new lease direct from the landlord.

Location

The Gatehouse is prominently located on Gatehouse Way, opposite the new Sainsbury's development.

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 of the following

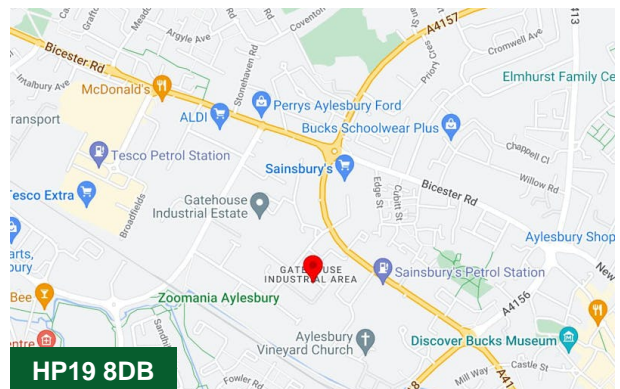
Name	sq ft	sq m	Availability
Suite - 1st - West	5,137	477.24	Let
Suite - 1st - North	3,236	300.63	Available
Total	8,373	777.87	

Business Rates

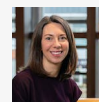
Rates payable £4.75 per sq. ft.

EPC

E121



Viewing & Further Information

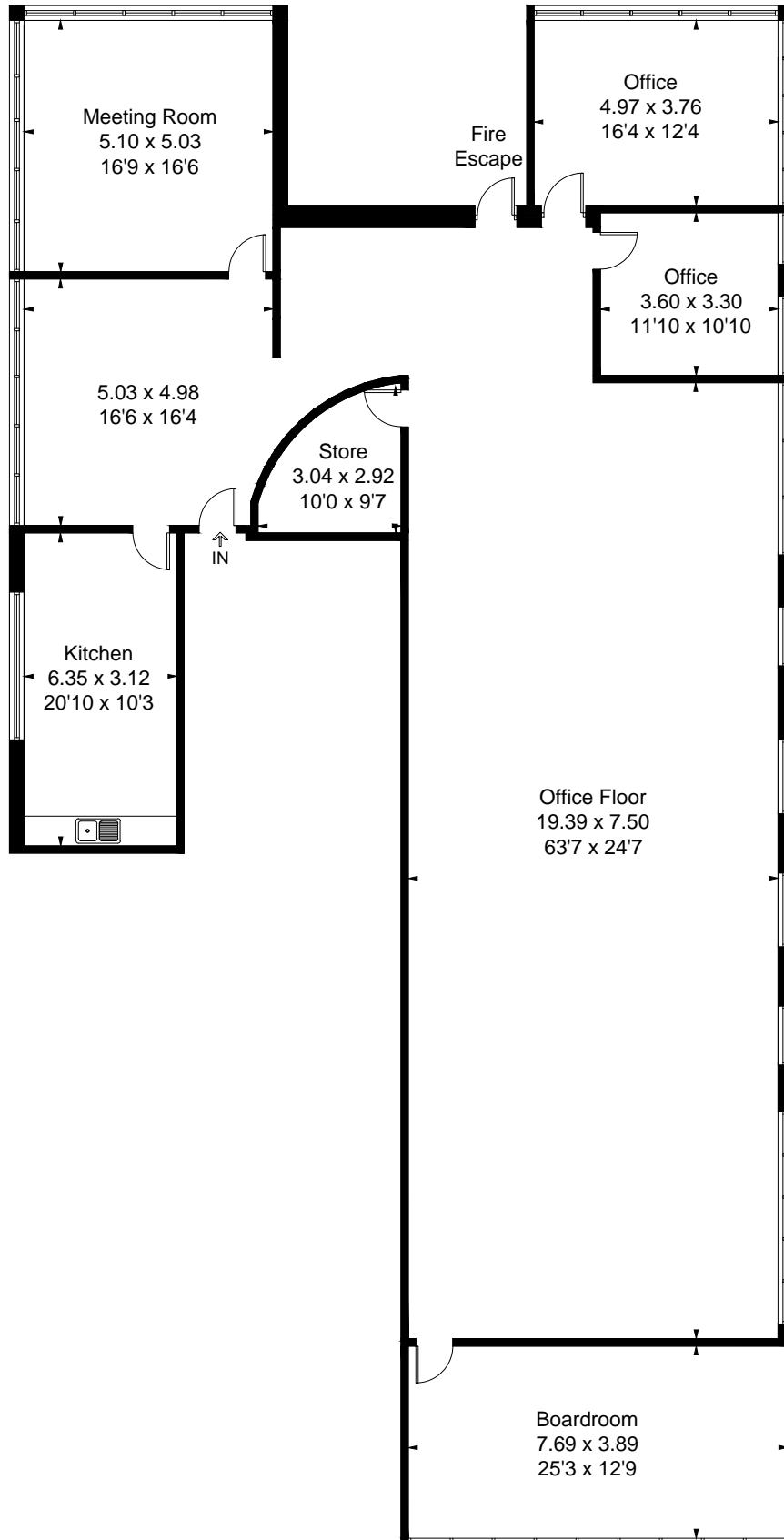
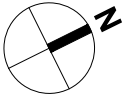


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Approximate Area = 310.0 sq m / 3337 sq ft



First Floor