



UNIT C6

Brunel Gate, Telford Close, Aylesbury, HP19 8AR

MODERN WAREHOUSE UNIT TO LET

6,696 sq ft
(622.08 sq m)

- 7m eaves height
- Electric roller shutters with personnel door
- 50Kn per sq. m floor loading
- Fully fitted first floor offices
- 3-phase electrics
- Kitchen, WC's
- Natural light in the warehouse with large glazed section

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Summary

Available Size	6,696 sq ft
Rent	£71,982 per annum VAT is applicable
Rates Payable	£19,960 per annum 2023
Rateable Value	£40,000
Service Charge	£5,383.64 per annum 2024 paid quarterly £1,345.91 plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

Brunel Gate was constructed approximately 10 years ago and is a well located industrial distribution centre providing in total over 66,000 sq ft of industrial warehouse accommodation. Unit C6 provides 6,696 sq ft of B8 storage/distribution and office space, benefitting from: 7m eaves height to underside of haunch, electronic roller shutter doors, 50Kn per sq m floor loading and fully fitted first floor offices. Secure site with landscaped grounds. Car parking and HGV access are also provided to the front of the property. The warehouse benefits from a large glazed section in the rear wall which could easily accommodate a mezzanine for storage or offices. NO MOTOR TRADE

Location

Brunel Gate is situated within the main industrial sector of Aylesbury. 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:

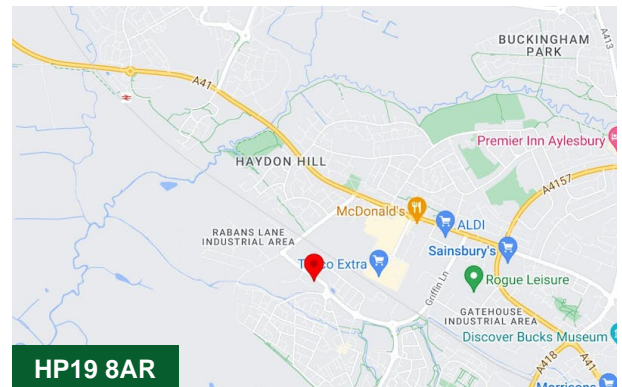
Name	sq ft	sq m	Availability
Ground - B8 Storage/Distribution	5,965	554.17	Available
1st - First floor offices	731	67.91	Available
Total	6,696	622.08	

Terms

The property is available to let on a new lease direct from the landlord.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



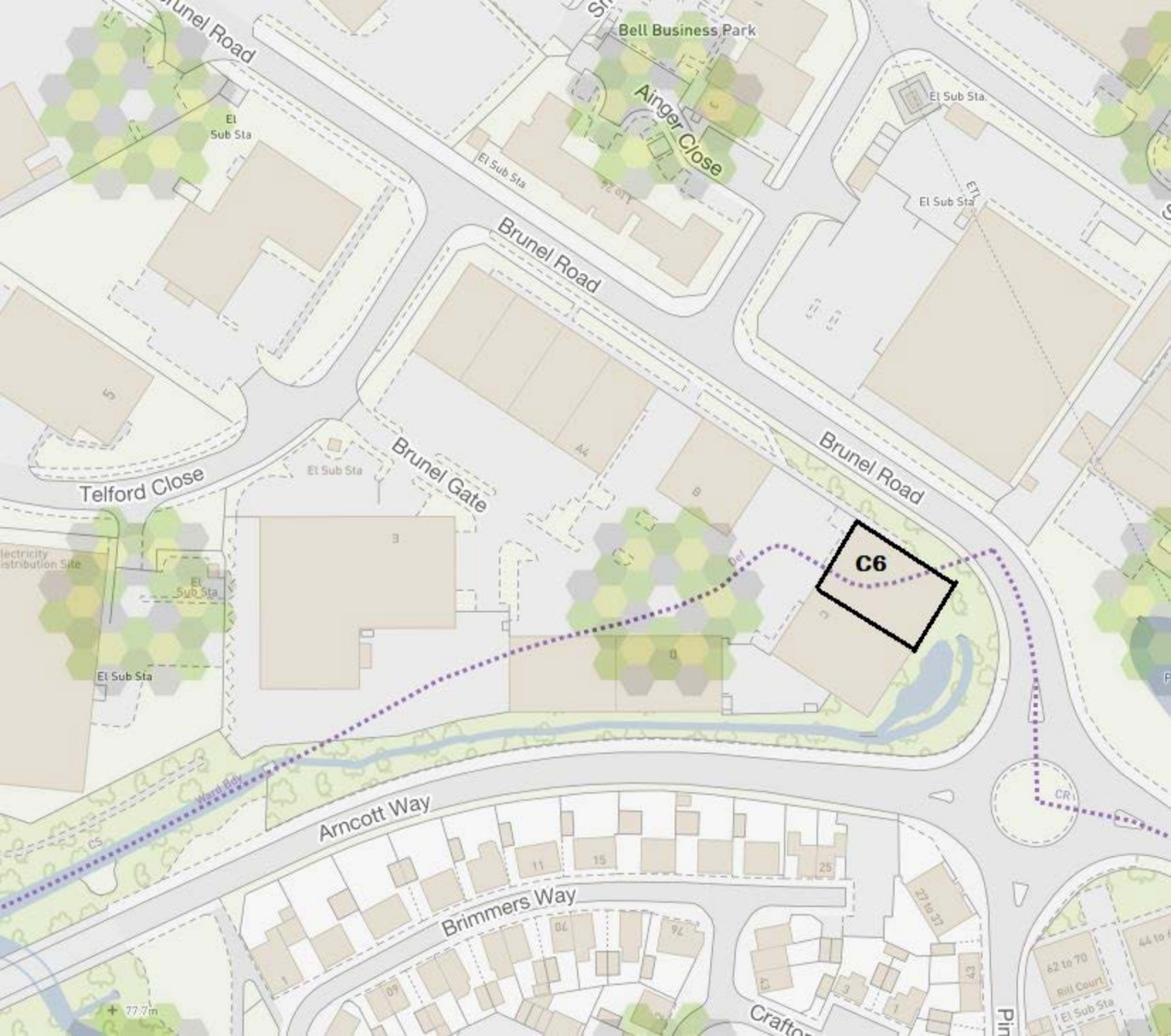
Viewing & Further Information



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Bell Business Park

Ainger Close

Brunel Road

El Sub Sta

El Sub Sta

El Sub Sta

El Sub Sta

Brunel Road

Brunel Road

Telford Close

Brunel Gate

El Sub Sta

Electricity Distribution Site

El Sub Sta

El Sub Sta

C6

Arcott Way

Brimmers Way

CR1

77.7m

Crafter

Pin

62 to 70

El Sub Sta

44 to 46