



## 4a Carrera House

Gatehouse Close, Aylesbury, HP19 8DP

### GROUND FLOOR OFFICES

**716 sq ft**  
(66.52 sq m)

- **E CLASS USE** Suitable for office, financial & professional, health & medical, creche, nursery, indoor sports or recreation
- **Suspended ceilings with recessed lighting**
- **Kitchenette, WC**
- **Gas fired central heating**
- **3 car parking spaces**

# 4a Carrera House, Gatehouse Close, Aylesbury, HP19 8DP

## Summary

<b>Available Size</b>	716 sq ft
<b>Rent</b>	£11,250 per annum Plus VAT
<b>Rates Payable</b>	£4,540.90 per annum Small Business Rates Relief available
<b>Rateable Value</b>	£9,100
<b>Service Charge</b>	£740 per annum Excluding utilities
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Description

The property comprises a modern, end of terrace office building in an established business location. The ground floor suite is carpeted with LED lighting and its own kitchenette. The suite is accessed via a shared entrance with the first floor, with a shared toilet off the reception.

The suite could be used as office space or other alternative uses under E Class.

There is a service charge for the building and the estate as a whole and utilities are charged by the landlord for each suite.

3 parking spaces are available to the front of the building.

The first floor suite of 721 sq ft is becoming available so the building can be taken as a whole of approx 1,437 sq ft.

## Location

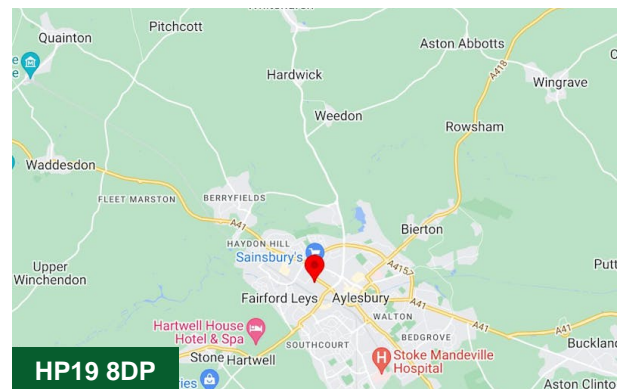
Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which 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

Available on a new lease on terms to be agreed direct from the Landlord.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



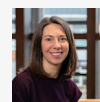
## Viewing & Further Information



**James Garvey**

01494 446612

[jg@chandlergarvey.com](mailto:jg@chandlergarvey.com)



**Joanna Kearvell**

01296 255020 | 07887 793030

[jk@chandlergarvey.com](mailto:jk@chandlergarvey.com)