



Units 1-4 The Point, Gatehouse Way, Aylesbury, HP19 8DB

To Let | 1,916 to 3,725 sq ft

REFURBISHED INDUSTRIAL UNITS WITH PARKING

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TO LET

Summary

- Size: 1,916 to 3,725 sq ft
- Rent: £15.50 per sq ft
- Rates payable: £5 per sq ft
- EPC: C

Further information

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

Viewings and Further Information



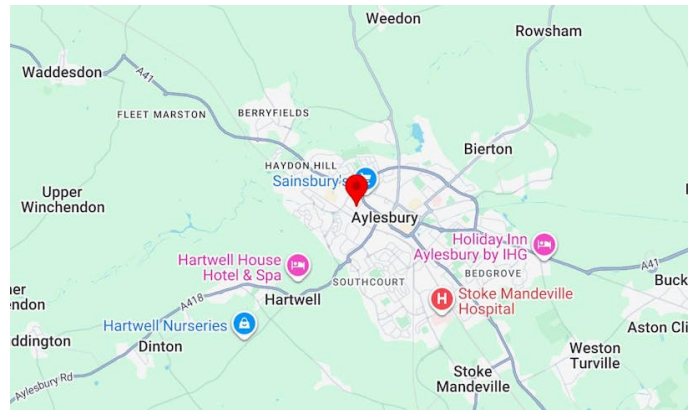
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Description

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 5 is under offer so we are marketing units 1, 2&3 & 4. Unit 1 (2,813 sq ft) is prominently located to the front of the estate and could offer a secure yard to the front. Unit 2&3 (3,725 sq ft) is available as a whole with two roller shutter doors so could be split to provide two units of circa 1,800 sq ft each. Finally unit 4 (1,916 sq ft) offers a smaller business a professional environment on the estate.



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.

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.

VAT

Applicable

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Service charge	Availability
Unit - 1	2,813	261.34	£3,109 /annum	Available
Unit - 2&3	3,725	346.06	£3,638 /annum	Available
Unit - 4	1,958	181.90	£1,998 /annum	Available
Total	8,496	789.30		

