



Showroom / Warehouse unit

4-12 Kempson Close, Gatehouse Industrial Area, Aylesbury, HP19 8UQ

**SHOWROOM /
WAREHOUSE
WITH REAR
STORAGE &
MEZZANINE**

11,080 sq ft
(1,029.37 sq m)

- Well maintained showroom facility with mezzanine
- Three roller shutter doors to the side of the building
- Warehouse with mezzanine storage and first floor offices
- Large parking area to the front of the property

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Summary

Available Size	11,080 sq ft
Rent	£105,000 per annum
Rates Payable	£20,459 per annum
Rateable Value	£41,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Description

The property is a steel portal framed warehouse with showroom to the front, side roller shutter door access to the warehouse to the rear and car parking to the front.

Internally the property benefits from a bright showroom with tiled floor, air conditioned offices on a mezzanine together with three storage areas to the rear with a mezzanine. The property benefits from tenants fixtures including toilets, kitchen, offices, goods lift, racking and mezzanine storage.

Externally the property has a large car park to the front of the property and side gates access to the roller shutter doors.

The landlord is arranging for the current fit out to be removed.

Neighbouring occupiers include Brewers, Grant & Stone and Wolsey Plumbing.

Location

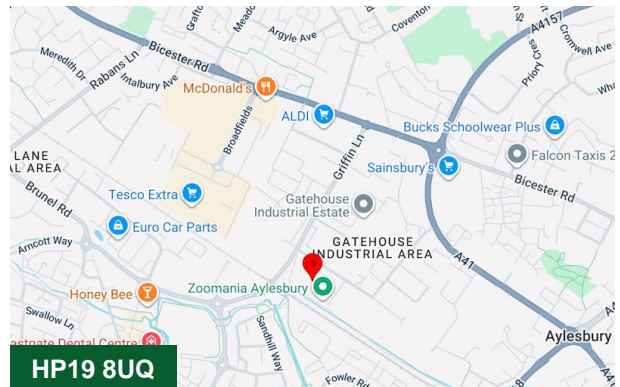
4-12 Kempson Close is off the well-known Gatehouse Way industrial Area in Aylesbury. Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead.

Terms

To be let on a new Lease, direct from the Landlord on terms to be agreed.

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



Joanna Kearvell

07887 793030

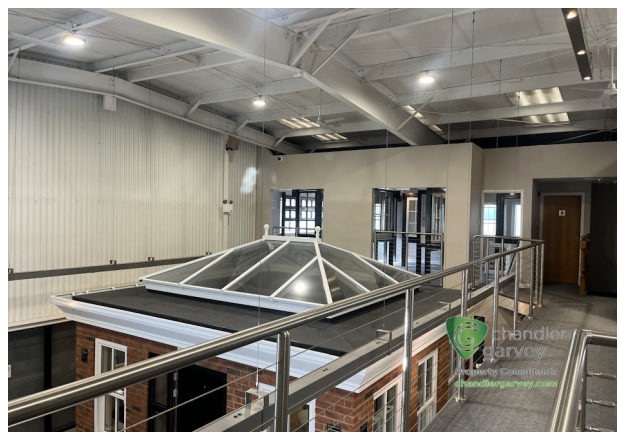
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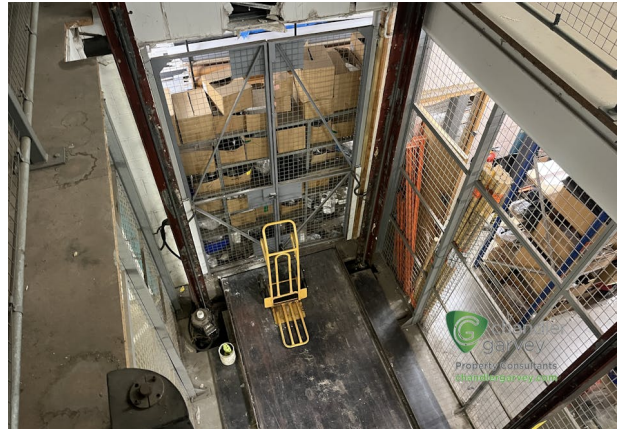


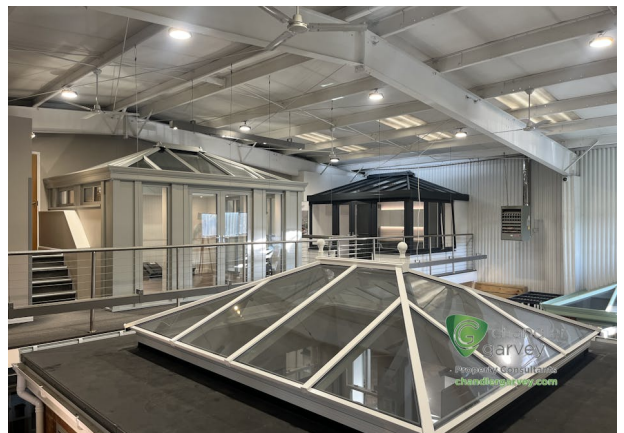
Neave DaSilva

01494 796054 | 07827 908926

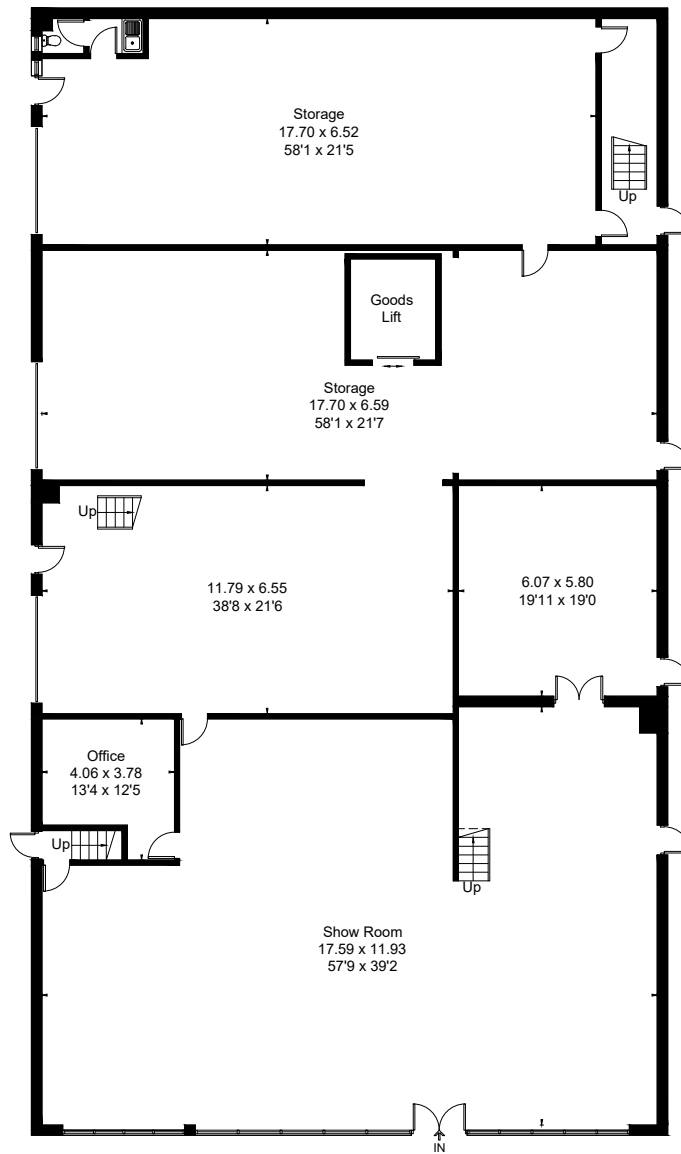
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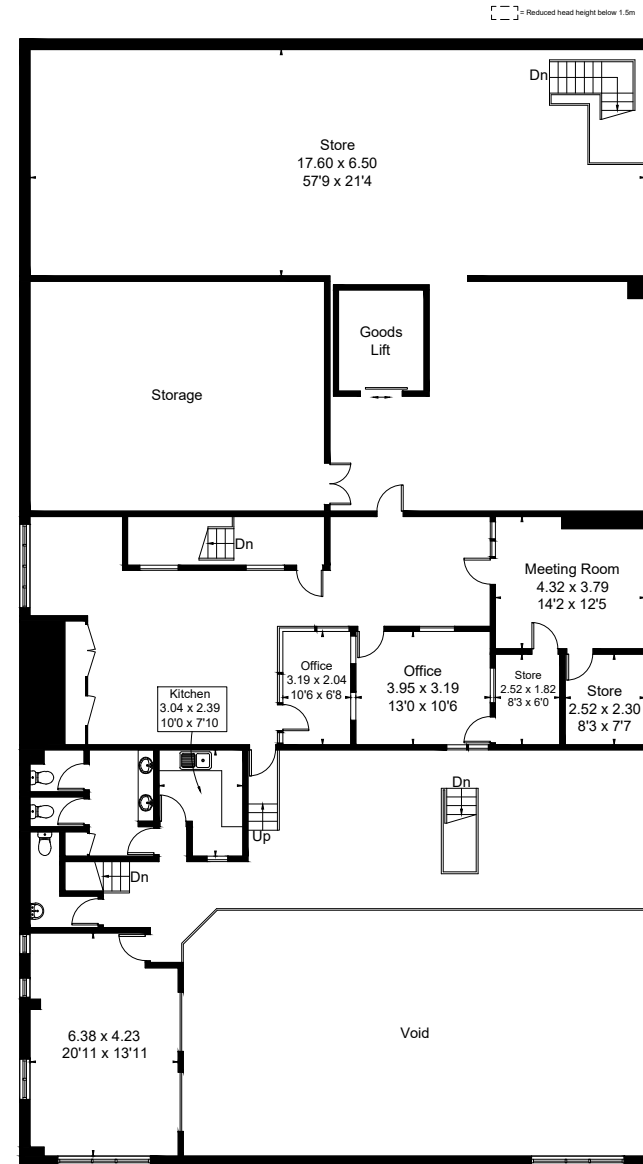




Approximate Floor Area = 1029.4 sq m / 11080 sq ft (Excluding Void)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97458