

AVAILABLE FROM Q2 2027

A NEW 5 UNIT INDUSTRIAL
/ LOGISTICS DEVELOPMENT
UNDER CONSTRUCTION

LINK 
AYLESBURY

GATEHOUSE CLOSE | AYLESBURY | HP19 8DJ

FIVE NEW WAREHOUSE / INDUSTRIAL UNITS AVAILABLE FROM 23,268 SQ FT - 85,281 SQ FT (GEA)

Offers a unique opportunity for new warehouses
available for occupation from **Spring 2027**.

Link Aylesbury is a new development of five Grade A warehouse/industrial units strategically located within one of the town's established employment areas.

The A41 and A418 provides an excellent opportunity to connect the site to the local, regional and national road network. The train station is within a 15 minute walk of the site providing direct rail connections to London Marylebone.

Benefiting from strong transport links and a growing local economy, the development will deliver high-quality, providing environmentally friendly warehouses with BREEAM Excellent and EPC A ratings.



MASTERPLAN

(Estimated GEA SQ M / SQ FT)

UNIT 1	SQM	SQFT
Warehouse	4,211	45,327
First Floor Office	421	4,533
Total GEA	4,604	49,556

-  Up to 10.5m eaves
-  4 Dock Level Loading Doors
-  1 Level Access Door
-  330kVA Power

UNIT 2	SQM	SQFT
Warehouse	3,010	32,406
First Floor Office	301	3,240
Total GEA	3,319	35,725

-  Up to 10.5m eaves
-  3 Level Access Doors
-  250kVA Power

UNIT 3	SQM	SQFT
Warehouse	5,178	55,747
First Floor Office	518	5,575
Total GEA	5,682	61,160

-  Up to 10.5m eaves
-  6 Dock Level Loading Doors
-  1 Level Access Door
-  400kVA Power



UNIT 4	SQM	SQFT
Warehouse	1,946	20,944
First Floor Office	195	2,094
Total GEA	2,162	23,268

-  Up to 10.5m eaves
-  3 Level Access Doors
-  175kVA Power

UNIT 5	SQM	SQFT
Warehouse	1,946	20,944
First Floor Office	195	2,094
Total GEA	2,162	23,268

-  Up to 10.5m eaves
-  3 Level Access Doors
-  175kVA Power

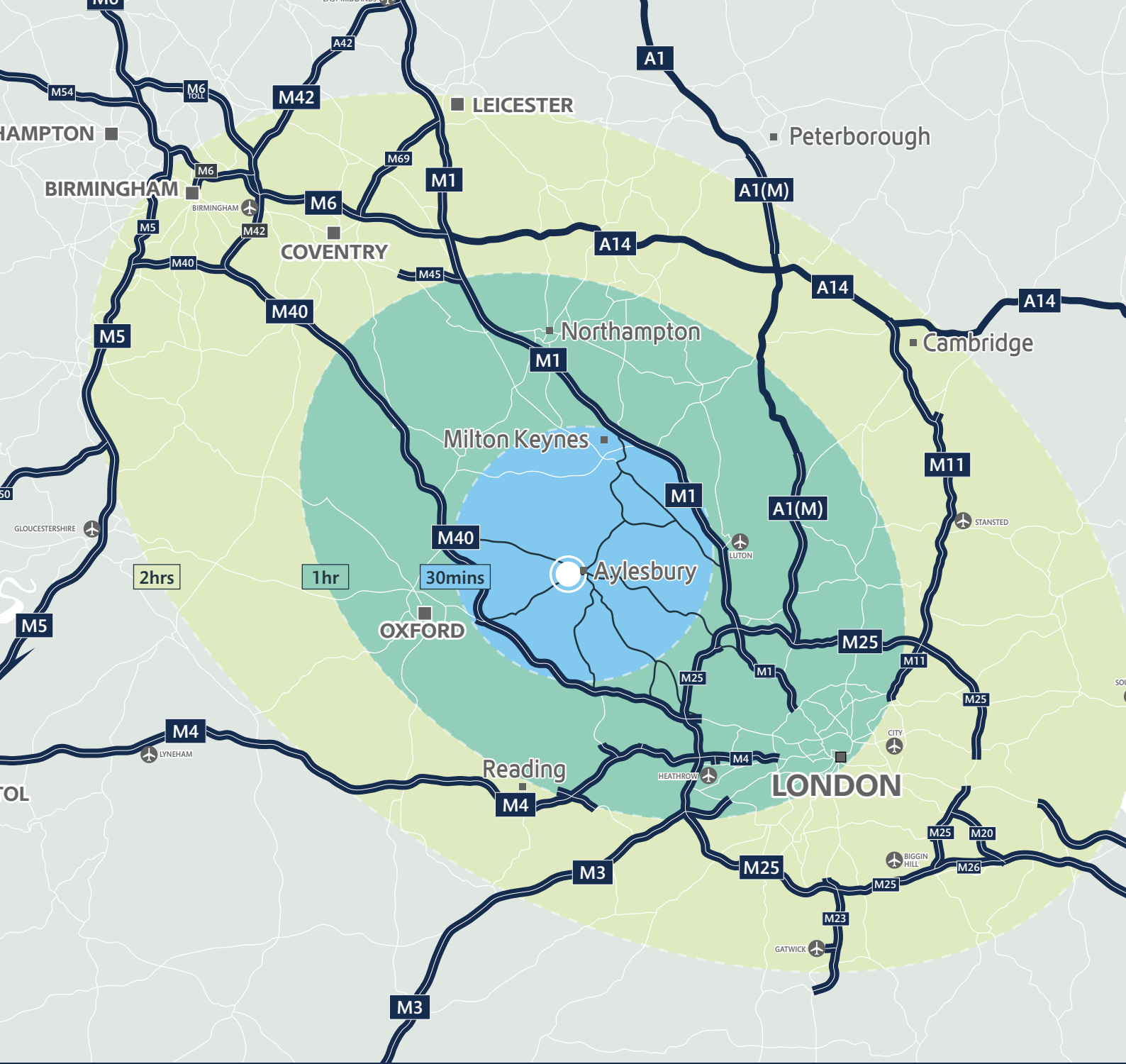
LOCAL MARKET

The site is located within the established Gatehouse Industrial Area, a well-established industrial and employment location in Aylesbury. Aylesbury town centre is approximately 0.5 miles to the east.



LOCATION

The scheme is well connected, situated 0.22 miles from the A41 and 0.44 miles from the A418, providing access to the M40 (Junction 8A), M1 and M25, and the wider South East motorway network. Located within the Oxford to Cambridge Arc, LINK Aylesbury benefits from a strong labour catchment and established employment base across logistics, manufacturing and wider business sectors.



CITIES			MAJOR ROADS		
Hemel Hempstead	20 miles	18 mins	M40/J8A	15 miles	23 mins
Luton	24 miles	40 mins	M1/J11A	19 miles	30 mins
Oxford	26 miles	52 mins	M40/J9	19 miles	33 mins
Central London	47 miles	50 mins	M25/J20	21 miles	32 mins
Birmingham	86 miles	1 hr 40 mins	M1/J8	21 miles	38 mins
AIRPORTS			PORTS / RAIL PORTS		
Luton	28 miles	35 mins	Tilbury Docks	71 miles	1 hr 38 min
Heathrow	34 miles	45 mins	London Gateway	73 miles	1 hr 26 min
Stanstead	65 miles	1 hr 15 mins	Port of Felixstowe	121 miles	2 hr 19 min
TRAIN & BUS STATIONS					
Aylesbury	0.7 miles	15 min walk			



DEMOGRAPHICS

LINK Aylesbury is located within the established Gatehouse Industrial Area, at the heart of Aylesbury’s principal employment location, a key South East industrial and logistics location benefiting from strong connectivity to the M40, M1 and wider motorway network. Located within the Oxford to Cambridge Arc, the scheme benefits from a strong labour catchment and an established employment base across logistics, manufacturing and wider business sectors.

84.4%

economically active population, above the UK average (78.9%)

30,400

VAT/PAYE registered businesses across Buckinghamshire

6.6m

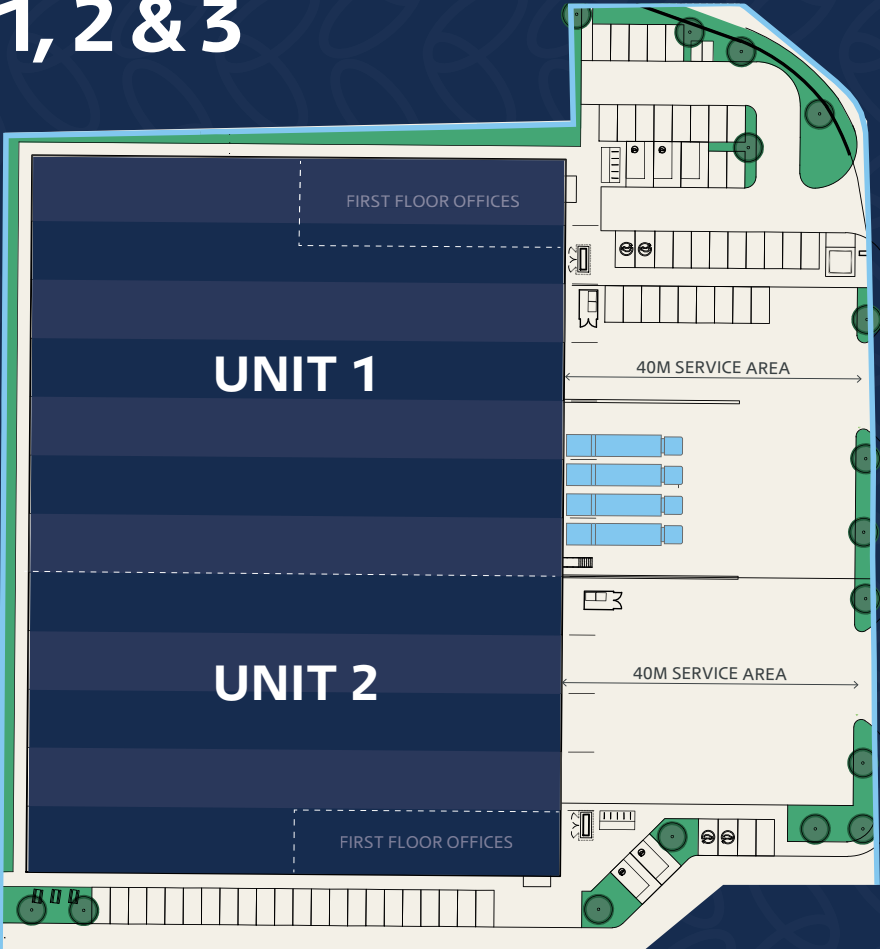
Access to a workforce of 6.6 million people within a 60-minute drive

Established labour base across logistics, manufacturing and wider business sectors

DRIVE TIMES

TIME	POPULATION	HOUSEHOLDS
30 minutes	544,000	227,000
60 minutes	6.6m	2.8m
90 minutes	17.2m	7.2m

UNITS 1, 2 & 3



UNIT 1	SQM	SQFT
Warehouse	4,211	45,327
First Floor Office	421	4,533
Total GEA	4,604	49,556

- Up to 10.5m eaves
- 4 Dock Level Loading Doors
- 1 Level Access Door
- 330kVA Power
- 40m Service Yard
- 38 Car Parking Spaces (inc. 3 Accessible)
- 2 EV charging points & 2 EV accessible

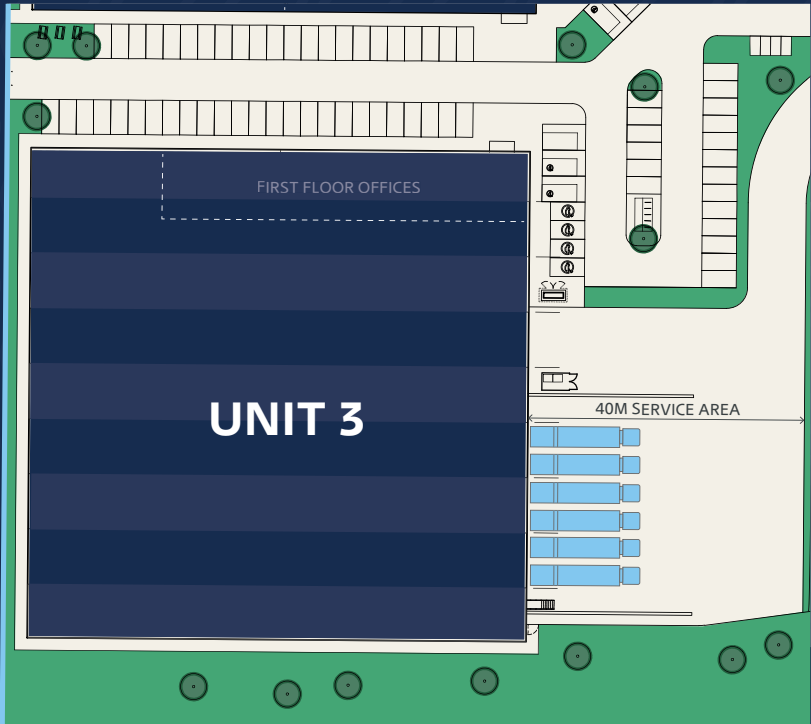
UNIT 2	SQM	SQFT
Warehouse	3,010	32,406
First Floor Office	301	3,240
Total GEA	3,319	35,725

- Up to 10.5m eaves
- 3 Level Access Doors
- 250kVA Power
- 40m Service Yard
- 28 Car Parking Spaces (inc. 2 Accessible)

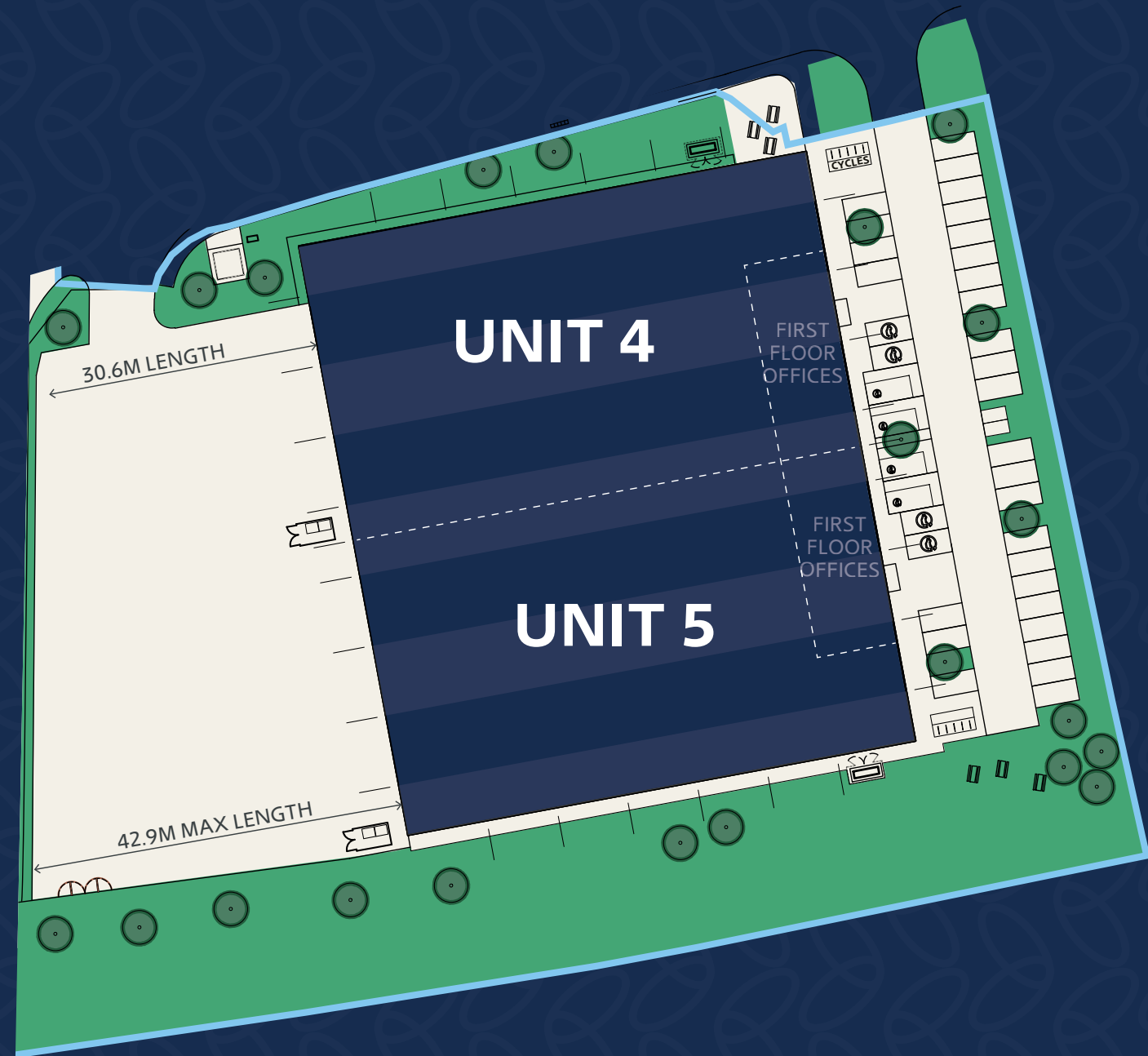
UNIT 1 & 2	SQM	SQFT
Combined GEA	7,923	85,281

UNIT 3	SQM	SQFT
Warehouse	5,178	55,747
First Floor Office	518	5,575
Total GEA	5,682	61,160

- Up to 10.5m eaves
- 6 Dock Level Loading Doors
- 1 Level Access Door
- 400kVA Power
- 40m Service Yard
- 51 Car Parking Spaces (inc. 3 Accessible)
- 4 EV charging points



UNITS 4 & 5



UNIT 4	SQM	SQFT
Warehouse	1,946	20,944
First Floor Office	195	2,094
Total GEA	2,162	23,268

- Up to 10.5m eaves
- 3 Level Access Doors
- 175kVA Power
- 40m Service Yard
- 18 Car Parking Spaces (inc. 2 Accessible)
- 2 EV charging points & 2 EV accessible

UNIT 5	SQM	SQFT
Warehouse	1,946	20,944
First Floor Office	195	2,094
Total GEA	2,162	23,268

- Up to 10.5m eaves
- 3 Level Access Doors
- 175kVA Power
- 40m Service Yard
- 18 Car Parking Spaces (inc. 2 Accessible)
- 2 EV charging points & 2 EV accessible

UNIT 4 & 5	SQM	SQFT
Combined GEA	4,324	46,536

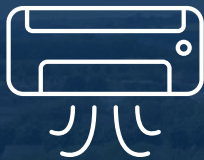
SPECIFICATION

Best in class building for sustainability initiatives

OFFICE



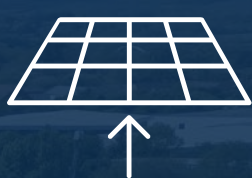
High Quality Office Space



Comfort cooling



Smart control LED lighting



Fully raised floors



INDUSTRIAL / WAREHOUSE



Larger secure yard areas



Single sided loading docks



Ground level and dock level loading



Total Scheme Power – 1.33 MVA



Floor loading 50 kN/m²



12% Rooflights

SPECIFICATION - ESG

Best in class building for sustainability initiatives



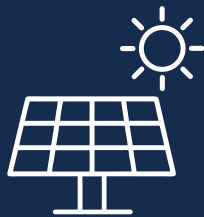
ENVIRONMENT



Target EPC
A Rating

BREEAM®

Target BREEAM
Excellent



Warehouse roof
100% PV ready



Air source heat
pump technology



Air Tightness to
2.5m³/hr/m²



Rainwater
Harvesting



Solar thermal
hotwater system



EV charging:
10% installed /
20% passive

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