



Showroom / Warehouse unit, 4-12 Kempson Close, Gatehouse Industrial Area,
Aylesbury, HP19 8UQ

To Let | 11,080 sq ft

SHOWROOM / WAREHOUSE WITH REAR STORAGE & MEZZANINE





**Showroom / Warehouse unit, 4-12
Kempson Close, Gatehouse
Industrial Area, Aylesbury, HP19
8UQ**

TO LET

Summary

- Size: 11,080 sq ft
- Rent: £105,000 per annum
- Rates payable: £20,459 per annum
- Rateable value: £41,000
- EPC: C (59)

Further information

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

Viewings and Further Information



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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



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.

VAT

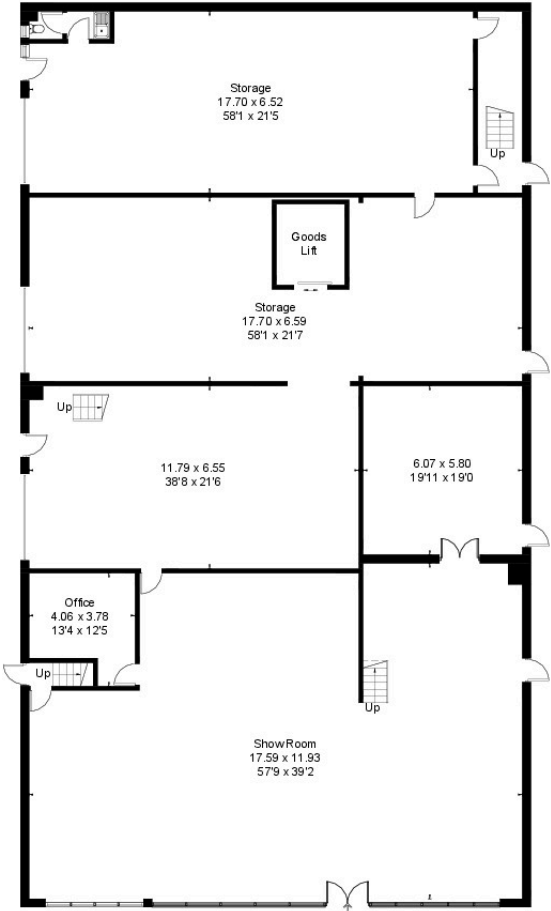
Applicable

Legal fees

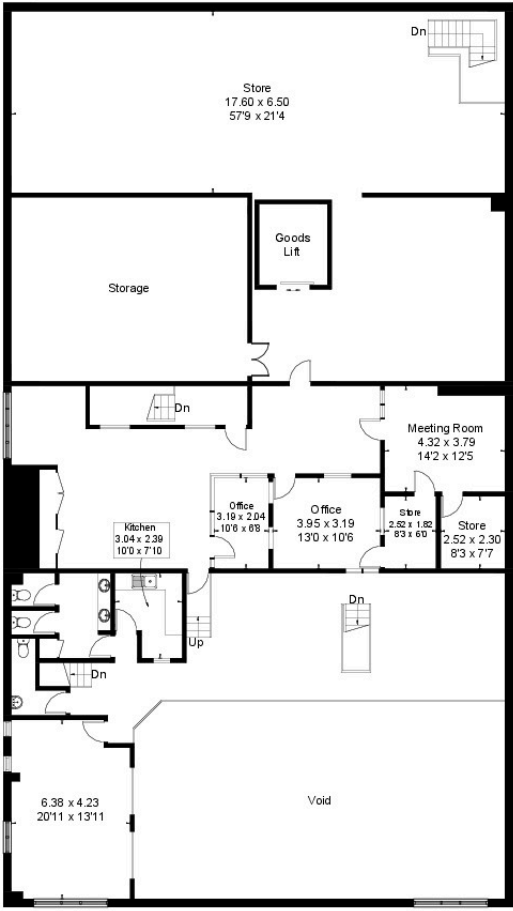
Each party to bear their own costs

Floor plan

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

