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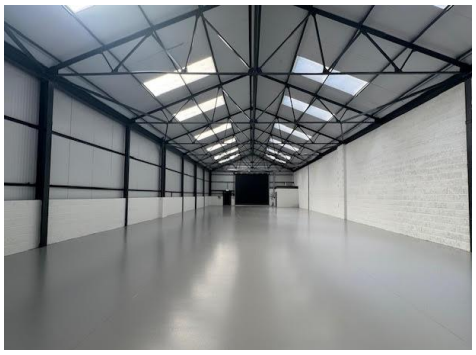
PROPERTY PARTICULARS

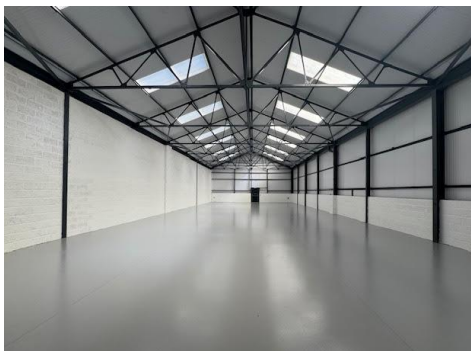
THREE ADJOINING INDUSTRIAL / WAREHOUSE UNITS WITH LARGE SECURE GATED YARD TOTAL SITE AREA 0.7 ACRES

PREVIOUSLY USED AS A MOTOR VEHICLE REPAIR BODY SHOP

19-21 March Place, Gatehouse Way
Aylesbury, HP19 8UG









TO LET

11,822 sq. ft. (1,988.26 sq.m) combined (APPROX GIA)

LOCATED ON A WELL ESTABLISHED INDUSTRIAL ESTATE ENVIRONMENT

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION - March Place is located just off Gatehouse Way, within the Gatehouse Industrial Area. The A41 dual carriageway provides Aylesbury with a direct link to the M25 (Junction 20) and the town is also well located for access to the M40 at Junctions 7, 8 or 9. Aylesbury Train Station also provides services to London Marylebone.

DESCRIPTION - The premises comprise three industrial units with a minimum eaves height of 5 metres. 20 and 21 March Place are interconnecting and all three properties have a roller shutter access to the front. Unit 19 has an extension to the front providing additional storage accommodation. There is an extensive yard which is security fenced and gated. Suitable for a variety of warehouse and industrial uses. We understand the property was used as a motor vehicle repair / body shop by the previous occupiers.

ACCOMMODATION - The premises comprise the following approximate Gross Internal Areas:

Unit 19
Warehouse - 3,952 sq. ft.

Unit 20
Warehouse - 3,916 sq. ft.

Unit 21
Warehouse – 3,953 sq. ft.

Total approx. Gross Internal Area – 11,822 sq.ft. (1,988.26 sq.m)

The total site area is 0.7 acre / 30,492 sq ft.

TERMS - We are instructed to market a new lease for a term to be agreed.

RENT - On application.

RATES - The Valuation Office website indicates the following Rateable Values (effective 1st April 2026):

Unit 19 - £45,000
Unit 20 - £45,000
Unit 21 - £45,000

ENERGY PERFORMANCE RATING:
Unit 19 - A – 17
Unit 20 - A – 17
Unit 21 - A - 17

VIEWING - Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:

Adrian Dolan / Liam Ash
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01494 450951

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Ref: HB/0324

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