Duncan Bailey Kennedy
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**Commercial Property Consultants**
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

# INDUSTRIAL / WAREHOUSE PREMISES

## UNIT 1A, WARREN HOUSE
## GATEHOUSE WAY
## AYLESBURY
## BUCKS HP19 8DB









# TO LET

**Ground Floor 1,845 sq.ft. (171.4 sq.m) Approx. GIA**
**Plus 550 sq.ft. (51.15 sq.m) Mezzanine Storage**

## LOCATED ON A WELL ESTABLISHED INDUSTRIAL / TRADING ESTATE LOCATION

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***
The property is located within 1.5 miles of all Aylesbury Town Centre amenities including mainline railway station (providing services to London Marylebone), and is situated on a well established trading estate location with adjacent occupiers including the Gatehouse Diner, Toolstation, and Halfords Auto Centre.

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.

***DESCRIPTION***
A single-storey industrial/warehouse unit with mezzanine storage, fitted office, and WC. The property has an excellent provision of 9 car parking spaces.

***ACCOMMODATION*** (Approximate Gross Internal Area)

| | |
|---|---|
| Industrial / Warehouse - | 1,845 sq.ft. (171.4 sq.m) |
| Mezzanine Storage - | 550 sq.ft. (51.5 sq.m) |
| **Total approximate Gross Internal Area -** | **2,395 sq.ft. (222.9 sq.m) approx.** |

***TERMS***
The property is available on a new lease with the tenant to be responsible on a fully repairing and insuring basis (full terms on application to the agents).

***RENT***
£27,950 per annum exclusive.

The above rent is exclusive of all other outgoings, including business rates, utilities, estate / service charge, plus VAT if applicable.

***RATES***
The Valuation Office website indicates a 2026 Rateable Value of £19,750. Rate in the £ for 2026/27 is 43.2 pence.

***ENERGY PERFORMANCE RATING:*** D – 83.

***LEGAL COSTS***
Each party to be responsible for their own legal costs

***VIEWING*** – Strictly by appointment through Sole Agents:

**Duncan Bailey Kennedy**
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***Ref : JKH / 0625***