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Commercial Property Consultants
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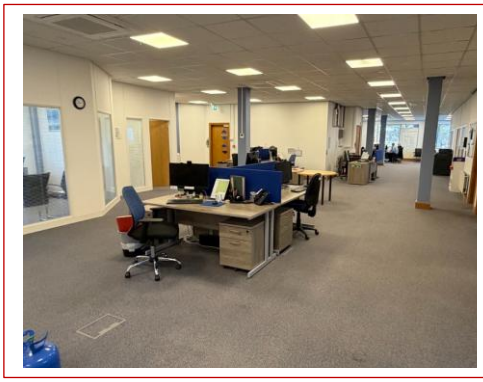
PROPERTY PARTICULARS

HIGHLY VISIBLE CLASS E / OFFICE OPPORTUNITY
With 32 Parking Spaces

FIRST FLOOR, 1 GATEHOUSE WAY
AYLESBURY, BUCKS, HP19 8DB









4,235 sq ft (393 sq m) NIA

Suitable For A Variety of Class E Uses Such As Office, Educational, Medical, Leisure (STP)

TO LET

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
1 Gatehouse Way lies a short distance from Aylesbury town centre and is opposite Sainsburys supermarket at the entrance to the Gatehouse Commercial 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 provides modern self-contained first floor office accommodation benefitting from open plan office space with a number of smaller meeting rooms, individual offices, kitchen and WC's. The property has a dedicated lift and stair access from the ground floor lobby area and is fully air conditioned. The property has parking for 32 vehicles which is very good provision at one space per 132.35 sq ft. The first floor accommodation covers the width of the building above the ground floor tenants, Greggs and Peter John Interiors.

The property would be suitable for a variety of alternative uses under Class E such as educational, medical, clinics, beauty, leisure and other uses, subject to the necessary planning consents.

ACCOMMODATION (approximate NIA)

First Floor: 4,235 sq.ft / 393 sq m

Plus 32 car parking spaces.

TERMS
A new lease with terms to be agreed by negotiation.

RENT
£69,000 per annum exclusive of all other outgoings such as business rates, service charge, utilities.

VAT is not applicable.

RATEABLE VALUE
The Valuation Office website indicates that the 1st April 2026 Rateable Value for the property is £48,250. Rate in the £ for 26/27 is 43.2p.

ENERGY PERFORMANCE RATING:
B-47.

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

VIEWING
For further information and to arrange a viewing, please contact Sole Agents: -

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