



Commercial Property Consultants

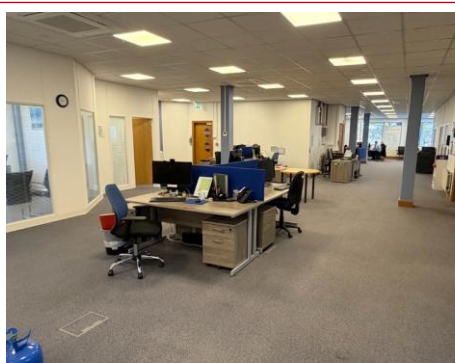
Offices at High Wycombe and Marlow

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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

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, Gregg 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: 1,595 sq.ft / 148.2 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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