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

Office and Co-Working Space

The Gatehouse
Gatehouse Way
Aylesbury
Bucks HP19 8DB













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 LLP. 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 – This modern building in the ancient market town of Aylesbury offers you high-tech office space in the desirable Thames Valley area. The Gatehouse is in a conveniently located growing business community, with transport links to the Midlands, the West and London.

DESCRIPTION - A modern building offering high-tech office space with views across beautiful landscape providing a calming working environment with on-site parking and a business lounge. Enjoy arts and culture nearby including Bucks County Museum and Roald Dahl Children's Gallery. The Gatehouse benefits from:-

- ❖ Town Centre Location
- ❖ Close to Major Transport Links
- ❖ Business Lounge
- ❖ Elevator
- ❖ 24-Hour CCTV Monitoring
- ❖ Meeting Rooms
- ❖ Raised Floors
- ❖ Suspended Ceilings
- ❖ Parking

AMENITIES

- **Private Offices** – A range of high quality ready-to-use, fully equipped offices with everything you need to get started. Find flexible serviced office space to rent by the month or year for teams of any size.
- **Custom Offices** – Customise all aspects of your private office, including furniture and branding – available by the month or year for teams of any size.
- **Day Offices** – Professional on-demand office space available by the hour or day for teams of any size.
- **Office Membership** – Flexible access to Day Offices where and when you choose at thousands of locations worldwide. Available for 5, 10 or unlimited days per month.

- **Coworking** – Be part of a vibrant coworking community with a **Dedicated Desk** (reserved permanent workspace) and rent as many desks as you need in a dynamic, shared office space. Business Address and storage options included. **Day Coworking** provides on-demand access to inspiring, open-plan coworking spaces, so there is always a desk when you need one (available by the hour or day) or **Coworking Membership** for when you want to hot desk more regularly. Rent a desk for 5, 10 or unlimited days each month.

- **Virtual Offices:** Build a **Business Address** and enhance your credibility by using a virtual address with a choice of over 4,000 locations. If you require telephone answering, a virtual receptionist and access to a global business lounge network then the **Virtual Office** package can provide this service. **Virtual Office Plus** offers everything in the Virtual Office package, plus access to meeting rooms and 5 days of office space each month.

- **Meeting Rooms** – Professional private spaces suitable for **interviewing**, annual appraisals, running a research group, or with whiteboards and screens for **training** sessions, or **boardroom** meetings.

- **Member Access** – Private Office and Dedicated Desk access is 24/7. Memberships access is during reception hours.

TERMS - Contract terms are flexible and tailored to your specific needs.

RENT - Professional business solutions starting from:-

Office Space -	Day Offices from £69 per day / Private & Custom Offfices from £259 per person per month / Office Membership from £195 per month
Coworking -	Day Working from £35 per day / Dedicated Desk from £249 per person per month / Coworking Membership from £139 per month
Virtual Offices -	Business Address from £105 per month / Virtual Office from £169 per month / Virtual Office Plus from £259 per month
Meeting Rooms -	Meeting / Interview / Training / Boardrooms from £29 per hour

ENERGY PERFORMANCE RATING: D - 96.

VIEWING – For further information or to arrange a viewing, please contact:-

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