

TO LET

FIRST FLOOR OFFICES



First Floor The Gatehouse

Gatehouse Way
Aylesbury
HP19 8DB

**3,236 - 8,373 Sq Ft (301 - 778 Sq M)
Offices**

- Full VAV air-conditioning
- 30 on site parking spaces
- 2 x 10 person passenger lifts
- Male, female and disabled WC accommodation within common areas
- Kitchen/break out facilities
- To be let as a whole, or in part

First Floor The Gatehouse

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Aylesbury, HP19 8DB

Rent: £16.00 Per Sq Ft

EPC: TBC

Description

The Gatehouse is a 4-storey office building of attractive brick elevations constructed in 1991 to provide high quality air-conditioned office space incorporating full access raised floors throughout, car parking and attractive landscaped courtyard.

The available space is on the first floor and is accessed via two passenger lifts through a modern reception. The larger south suite benefits from a spacious kitchen and breakout area, boardroom, meeting rooms and private offices with an open plan office area. The smaller north suite benefits from a kitchen, open plan area and private offices. There are 30 parking spaces with the first floor as a whole.

Accommodation

NIA	Sq Ft	Sq M
First Floor - South Suite	5,137	477
First Floor - North Suite	3,236	301
Total	8,373	778

Location

The Gatehouse is prominently located on Gatehouse Way, opposite the new Sainsbury's development.

Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive.

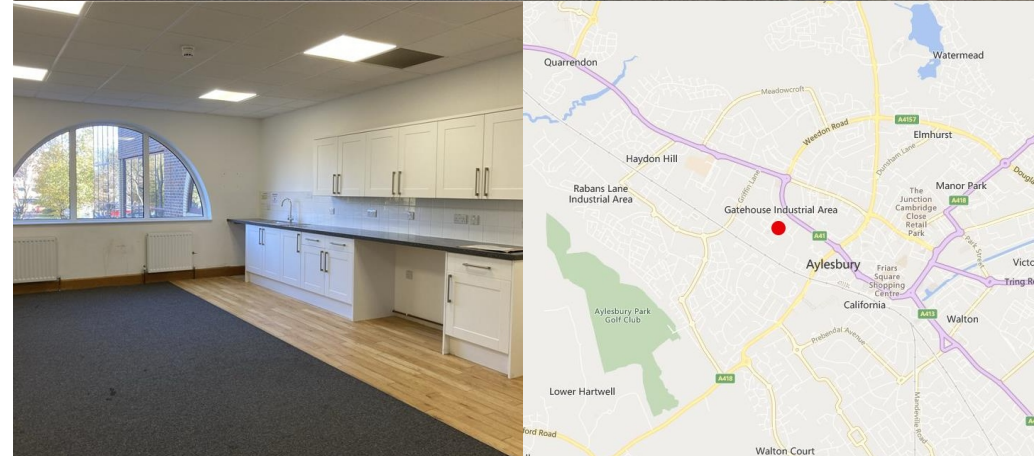
The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes

Tenure

A new full repairing and insurance lease to be granted outside the Security Provisions of the Landlord and Tenant Act 1954 Part II.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.



Contact

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