



DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

reliminary Particulars

POTENTIALLY NO

BUSINESS RATES

PAYABLE

Ground Floor Office / Business Unit with E1 Class Use, Suitable for a Variety of Uses (Subject to Planning) Situated in Attractive Courtyard Development

> UNIT 4 CARRERA HOUSE GATEHOUSE CLOSE AYLESBURY BUCKS HP19 8DP



716 sq.ft. (66.55 sq.m.) Approximate Net Internal Area

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

The property is located on Gatehouse Close off the A41, within a mile of the centre of Aylesbury. The main industrial area is to the west of the property including key occupiers such as Screwfix, Jewson and Travis Perkins. The property is well situated with good road connections leading to London via the A41, Oxford via the A418, and Birmingham along the A41 and M40.

DESCRIPTION

The property is at the end of a terrace of similar units and is a two-storey brick-built building under a pitched tiled roof. The property has the benefit of the following:-

- Suspended ceiling with recessed lighting
- Kitchenette
- WC facilities on each floor
- 3 Car parking spaces
- Gas fired central heating

ACCOMMODATION (All areas are approximate Net Internal)

Ground Floor - 716 sq.ft. (66.55 sq.m)

RENT

£11,250 per annum exclusive, plus VAT.

The rent is exclusive of all other outgoings, including business rates, service charges and insurance. Rent is payable quarterly in advance.

RATEABLE VALUE

The Valuation Office website indicates a 2023 Rateable Value of £9,100. Rate in the £ for 2023 is 49.9 pence.

ENERGY PERFORMANCE RATING

C – 73.

VIEWING - By appointment with the Sole Agents:-

Duncan Bailey Kennedy FAO: Adrian Dolan / Elliot Mackay adriand@dbk.co.uk / elliotm@dbk.co.uk Tel: 01494 450951



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