



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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**PROPERTY PARTICULARS**

**POTENTIALLY NO  
BUSINESS RATES  
PAYABLE**

*reliminary Particulars*

**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**

## **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**  
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