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PROPERTY PARTICULARS

**THREE ADJOINING INDUSTRIAL / WAREHOUSE UNITS
WITH LARGE SECURE GATED YARD
TOTAL SITE AREA 0.7 ACRES**

PREVIOUSLY USED AS A MOTOR VEHICLE REPAIR BODY SHOP

**19-21 March Place, Gatehouse Way
Aylesbury, HP19 8UG**



TO LET

**13,402 sq. ft. (1,245 m2) combined
(APPROX GIA)**

LOCATED ON A WELL ESTABLISHED INDUSTRIAL ESTATE ENVIRONMENT

LOCATION

March Place is located just off Gatehouse Way, within the Gatehouse Industrial 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 comprise three industrial units with a minimum eaves height of 5 metres. 20 and 21 March Place are interconnecting and all three properties have a roller shutter access to the front. Unit 19 has an extension to the front providing additional storage accommodation. There is an extensive yard which is security fenced and gated. Suitable for a variety of warehouse and industrial uses. We understand the property was used as a motor vehicle repair / body shop by the previous occupiers.

ACCOMMODATION

The premises comprise the following approximate Gross Internal Areas:

Unit 19

Warehouse	367.29 m ² / 3,953.57 sq. ft.
Extension	182.25 m ² / 1,961.73 sq. ft.
Total	549.54 m ² / 5,915.31 sq. ft.

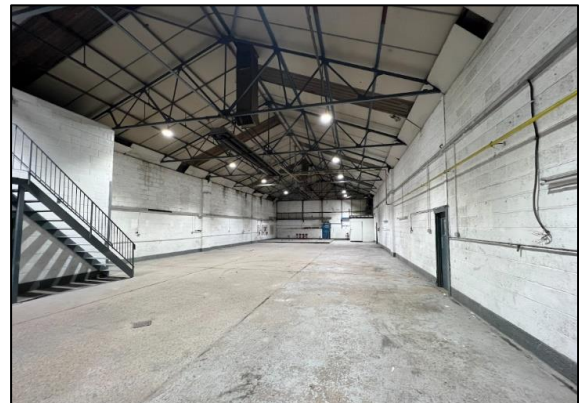
Unit 20

Warehouse	363.84 m ² / 3,916.37 sq. ft.
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Unit 21

Warehouse	369.60 m ² / 3,978.40 sq. ft.
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The total site area is 0.7 acre / 30,492 sq ft.



TERMS

We are instructed to market a new lease for a term to be agreed.

Total rent of £120,600 per annum exclusive of all other outgoings, plus VAT. (Approx £9.00 per sq. ft per annum)

RATES

TBC – the current rateable value includes 13-14 & 19-21 March Place and a new assessment will be required subject to which units are let.

ENERGY PERFORMANCE RATING - E-123

VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:



Phillip Mawby / Adrian Dolan / Elliot Mackay

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01494 450951

SITE PLAN



Ref:
HB/0324

