

# GATEHOUSE CLOSE LOGISTICS PARK

AYLESBURY HP19 8DJ

YARD AND OPEN STORAGE OPPORTUNITIES.  
PLOTS FROM 1 TO 8 ACRES AVAILABLE IMMEDIATELY.

Carter Jonas

**bf.**  
brasier freeth





LOCATION







Class 1 & 2  
Open Storage Site



Mostly Concrete &  
Tarmac Surface



Close Proximity  
to the A41



Surfaced  
with Drainage



Flexible Leases  
Available



Secure  
Fencing

Key



Entrances



Potential Sub-divisions



PLOT	SQ FT	ACRES
A	156,000	3.6
B	105,000	2.4
C	86,000	2
TOTAL	347,000	8





### IMMEDIATE ACCESS TO GREATER LONDON

with the A41 dual carriageway providing direct link to M25 (J20) and wider national motorway network.



### GROWING URBAN POPULATION

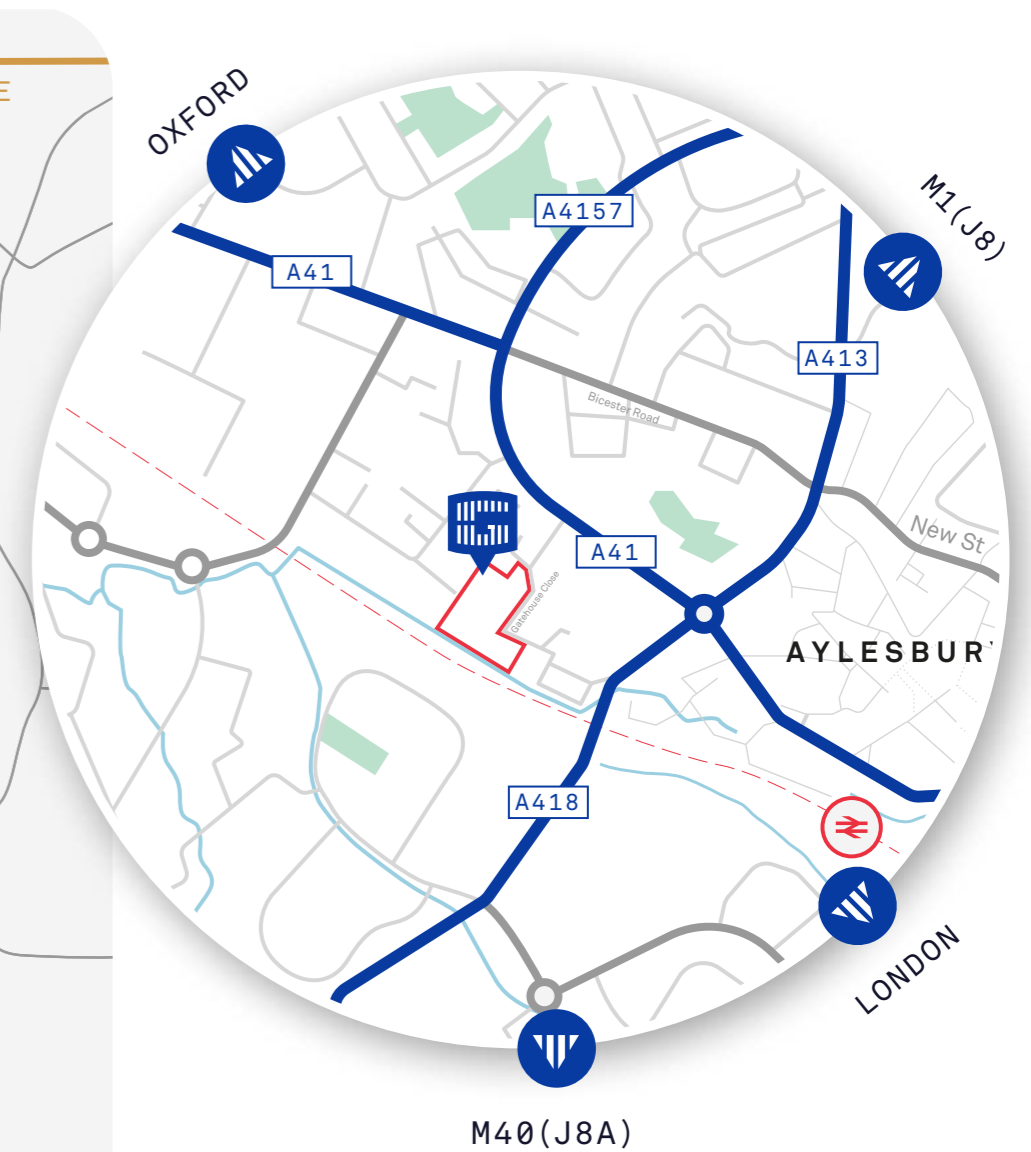
Aylesbury population set to grow by 14% in the next 4 years, leading to increased demand for last mile delivery services.



### UNRIVALLED CATCHMENT

18.5m people within 25 miles radius of Gatehouse Close.

## LOCATION



KEY LOCATIONS	MILES
A418	0.4
Aylesbury Town Centre/Train Station	0.5
M40 (J8A)	14
London Luton Airport	19
M1 (J11a)	19
Hemel Hempstead	20
M25 (J20)	21
Oxford	23
Heathrow Airport	28
Central London	46



## Further Information

### Description

The property comprises 8 acres of mostly concrete and tarmac surface and has the potential to subdivide creating plots from 1 acre. It is secure with paladin fencing and has multiple access points. The property benefits from drainage, and has planning consent for B1, B2 and B8 uses.

### Location

It is located on Gatehouse Close off the A41, within 1 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. It is well situated with good road connections leading to London via the A41, Oxford via the A418, and Birmingham along the A41 and M40.

### Availability

The site forms 8 acres however there is the potential to subdivide creating plots from 1 acre.

### Quoting Rent

On application.

### VAT

We understand VAT will be applicable.

### Business Rates

Occupiers are advised to make enquiries with the local authority- Buckinghamshire Council 01296 395000

### Planning

The site has a current planning consent for B1, B2 and B8 uses.

### Tenure

The site is available on a new lease for a term to be agreed.

## Contact



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MARCHMONT



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