

GATEHOUSE CLOSE LOGISTICS PARK

AYLESBURY HP19 8DJ

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

Carter Jonas







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

*Subdivision options available

PLOT OPTIONS





IMMEDIATE ACCESS TO GREATER LONDON

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



GROWING URBAN POPULATION

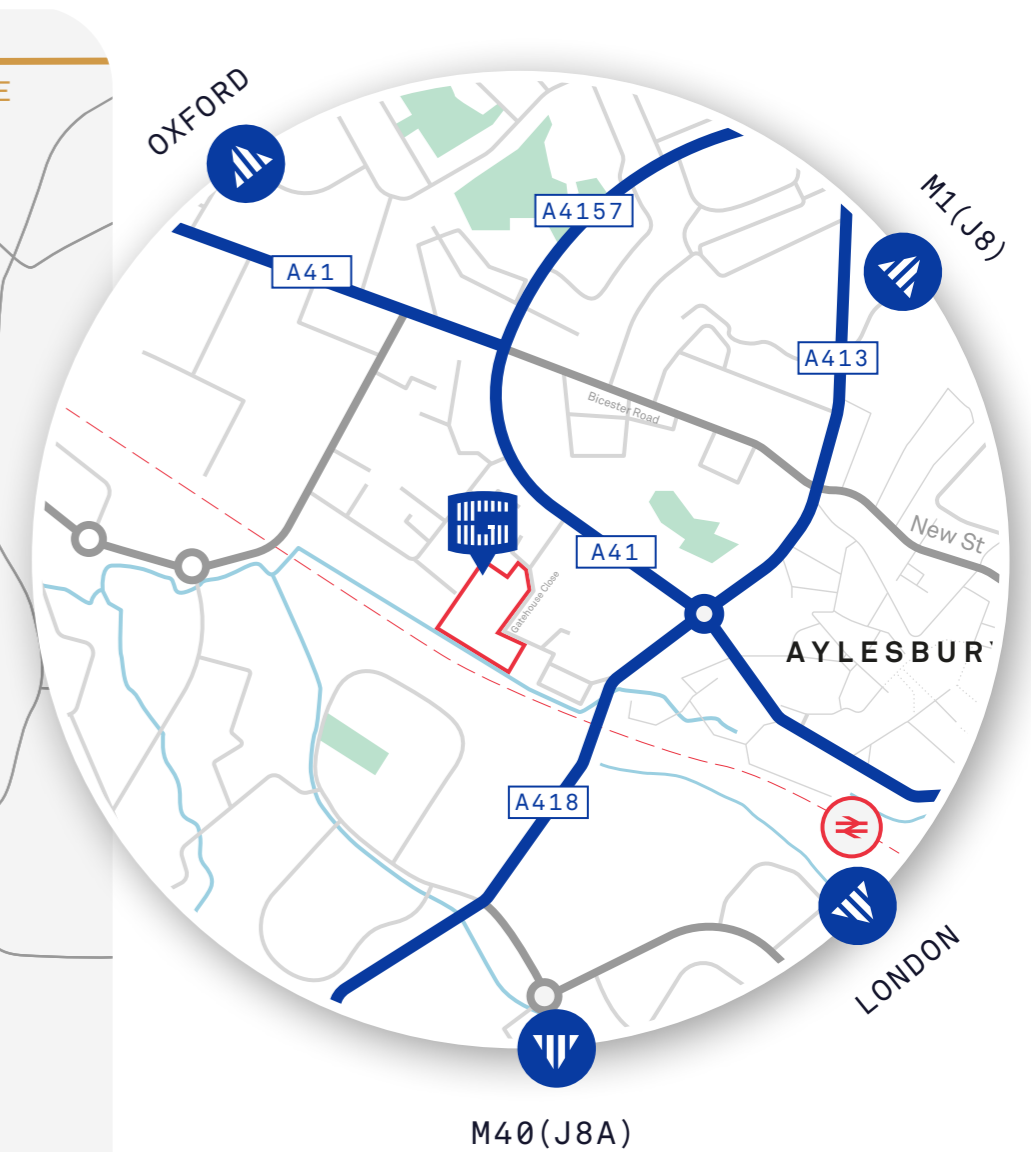
Aylesbury population set to grow by 14% in the next 4 years, leading to increased demand for last mile delivery services.



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



Claire Madden
07540 107 824
claire.madden@brasierfreeth.com

Tim Howlings
07702 884 402
tim.howlings@brasierfreeth.com

Carter Jonas

Archie Dupree
07393 259 922
archie.dupree@carterjonas.co.uk

Andrew Smith
07919 326 085
andrew.smith@carterjonas.co.uk

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