



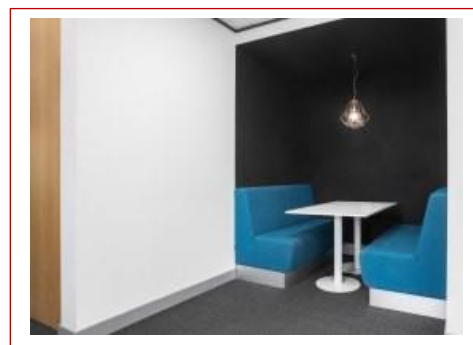
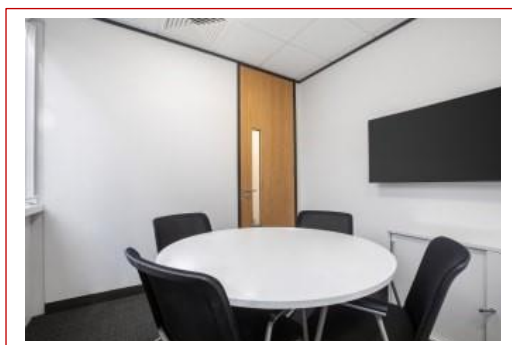
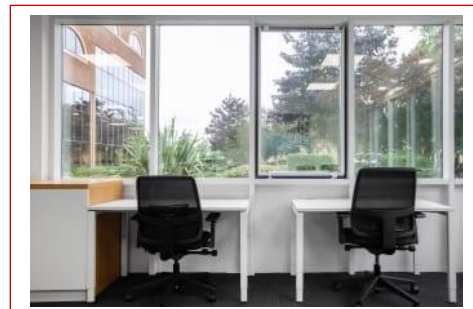
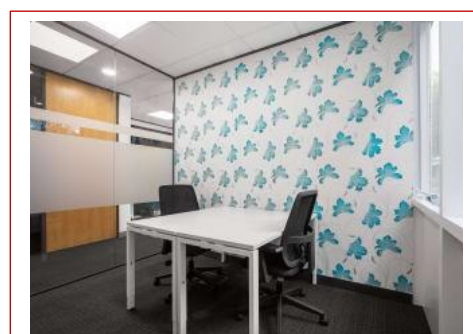
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## Office and Co-Working Space

**The Gatehouse  
Gatehouse Way  
Aylesbury  
Bucks HP19 8DB**



**TO LET**

**LOCATION** – This modern building in the ancient market town of Aylesbury offers you high-tech office space in the desirable Thames Valley area. The Gatehouse is in a conveniently located growing business community, with transport links to the Midlands, the West and London.

**DESCRIPTION** - A modern building offering high-tech office space with views across beautiful landscape providing a calming working environment with on-site parking and a business lounge. Enjoy arts and culture nearby including Bucks County Museum and Roald Dahl Children's Gallery. The Gatehouse benefits from:-

- ❖ Town Centre Location
- ❖ Close to Major Transport Links
- ❖ Business Lounge
- ❖ Meeting Rooms
- ❖ Elevator
- ❖ 24-Hour CCTV Monitoring
- ❖ Break-Out Areas
- ❖ Raised Floors
- ❖ Suspended Ceilings
- ❖ Parking

### AMENITIES

- **Private Offices** – A range of high quality ready-to-use, fully equipped offices with everything you need to get started. Find flexible serviced office space to rent by the month or year for teams of any size.
- **Custom Offices** – Customise all aspects of your private office, including furniture and branding – available by the month or year for teams of any size.
- **Day Offices** – Professional on-demand office space available by the hour or day for teams of any size.
- **Office Membership** – Flexible access to Day Offices where and when you choose at thousands of locations worldwide. Available for 5, 10 or unlimited days per month.
- **Coworking** – Be part of a vibrant coworking community with a **Dedicated Desk** (reserved permanent workspace) and rent as many desks as you need in a dynamic, shared office space. Business Address and storage options included. **Day Coworking** provides on-demand access to inspiring, open-plan coworking spaces, so there is always a desk when you need one (available by the hour or day) or **Coworking Membership** for when you want to hot desk more regularly. Rent a desk for 5, 10 or unlimited days each month.
- **Virtual Offices:** Build a **Business Address** and enhance your credibility by using a virtual address with a choice of over 4,000 locations. If you require telephone answering, a virtual receptionist and access to a global business lounge network then the **Virtual Office** package can provide this service. **Virtual Office Plus** offers everything in the Virtual Office package, plus access to meeting rooms and 5 days of office space each month.
- **Meeting Rooms** – Professional private spaces suitable for **interviews**, annual appraisals, and running a research group, or with whiteboards and screens for **training** sessions, or **boardroom** meetings.
- **Member Access** – Private Office and Dedicated Desk access is 24/7. Memberships access is during reception hours.

**TERMS** - Contract terms are flexible and tailored to your specific needs.

**RENT** - Professional business solutions starting from:-

Office Space -	From £255 per person per month
Coworking -	From £245 per person per month
Virtual Offices -	From £99 per month
Meeting Rooms -	From £29 per hour

**ENERGY PERFORMANCE RATING** - To be confirmed.

**VIEWING** – For further information or to arrange a viewing, please contact:-

**Duncan Bailey Kennedy**  
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