

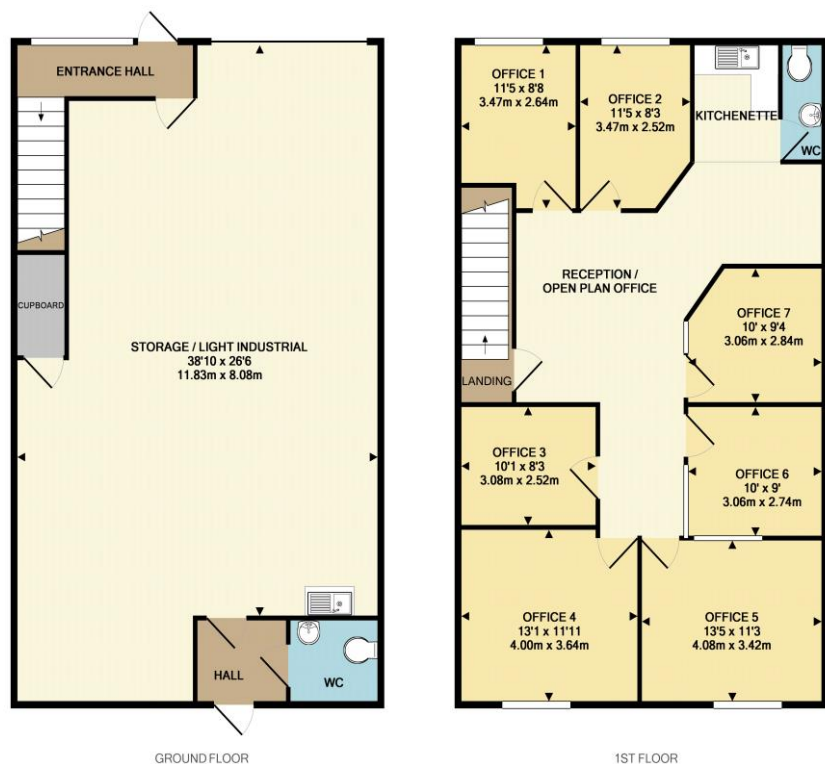


**MK**  
**Martin  
Kemps**  
EST.1985

**MODERN BUSINESS  
PREMISES TO LET OF  
APPROXIMATELY 2418  
SQ FT (224.6M2) SET  
OVER TWO STOREYS  
WITH LIGHT  
INDUSTRIAL ON THE  
GROUND FLOOR AND  
HIGH QUALITY  
OFFICES ON THE FIRST  
FLOOR.**

**UNIT H MERLIN CENTRE, GATEHOUSE  
CLOSE, AYLESBURY, BUCKS, HP19 8DP**

**£17,000 PER ANNUM  
EXCLUSIVE + VAT**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2015

An excellent opportunity to acquire a modern business premises close to the centre of Aylesbury in the thriving industrial and business area. Opportunity for a new lease available. The premises split over two floors with light industrial or storage on the ground floor and high quality offices on the first floor with a total approximate gross internal floor area of 2418 sq ft (224.6m<sup>2</sup>)

**SERVICE CHARGE** There is a small service charge for all units on this site please ask for details.

**ADMINISTRATION/REFERENCING FEE** A non-refundable fee of £350 plus VAT is payable to Martin Kemps on reservation of the property.

**\* MODERN STORAGE/INDUSTRIAL AND OFFICE UNIT \* GAS FIRED RADIATOR CENTRAL HEATING \* EXCELLENT LOCATION SITUATED IN THE GATEHOUSE INDUSTRIAL AREA \* MODERN BUILDING \* LARGE ROLLER DOOR \* GROUND FLOOR STORAGE/LIGHT INDUSTRIAL AREA \* GROUND FLOOR CLOAKROOM AND DISABLED TOILET FACILITIES \* FIRST FLOOR OFFICES OFFERING MODULAR OFFICES WITH SEVEN SEPARATE OFFICES \* RECEPTION AREA/OPEN PLAN OFFICE AREA \* KITCHENETTE \* FIRST FLOOR CLOAKROOM \* PARKING & DELIVERY ACCESS \* FOUR ADDITIONAL PARKING SPACES ON SITE \***

26 Temple Street, Aylesbury

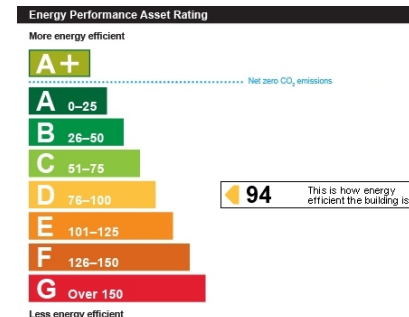
Buckinghamshire, HP20 2RQ

Tel 01296 422171

55 North Street, Thame

Oxfordshire, OX9 3BH

Tel 01844 260909



**VIEWING** Strictly by appointment through the Owners Agents, Martin Kemp Property Services, who will be pleased to accompany you over the property. **None of the statements contained in these particulars in respect of this property are to be relied on as statements of representation of fact and are made without responsibility on the part of Ceruna Ltd t/as Martin Kemp Property Services and the vendor. None of the appliances in the property have been tested.**

**NOTICE** Although these particulars are intended to give a fair description of this property, they do not constitute an offer or contract. The Vendor, the Agent, **CERUNA LTD T/A MARTIN KEMP PROPERTY SERVICES** and persons in the AGENTS employment do not give any warranty whatsoever in relation to this property. The accuracy of these particulars should be verified by any purchaser who should inspect the property prior to making any offer to purchase or take a lease of the property. All negotiations must be conducted through the **MARTIN KEMP PROPERTY SERVICES** offices at Aylesbury & Thame RS/CL/10550

**TERMS** Available on a new lease with the tenant responsible on a full repair and insuring basis.

**LEGAL COSTS** Each party responsible for their own legal costs.

**RENT** Rental offers are invited in the region of £17,000 per annum exclusive + VAT.

**RATES** Rateable value £14,000 per annum.

**RATES PAYABLE** Approx. £6,720 for 2016.

**[martinkemps.com](http://martinkemps.com)**