



FORD & PARTNERS

ESTATE AGENTS



Unit G, The Merlin Centre Gatehouse Close, Gatehouse Industrial Area, Aylesbury, Buckinghamshire HP19 8DP

Ford & Partners present an opportunity to purchase this commercial unit that is situated close to Aylesbury Towns facilities.

The ground floor comprises of a workshop, two storage rooms and a kitchen & cloakroom. The first floor has another kitchen area, a separate cloakroom and three separate office spaces. There is also a storage room on this floor.

- **Modern Business location**
- **Virtual Viewing Available**
- **Air Conditioning and Radiator Heating**
- **Vacant Possession on Completion**
- **Parking**
- **Leasehold - 999 from Dec 1989**
- **Peppercorn Ground Rent**

£250,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

