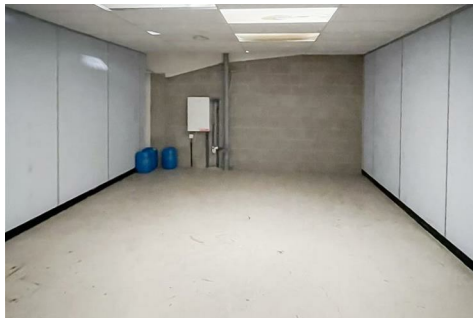




FORD & PARTNERS

ESTATE AGENTS



Unit E, The Merlin Centre Gatehouse Close, Gatehouse Industrial Area, Aylesbury, Buckinghamshire HP19 8DF

Ford & partners are pleased to present this split level commercial unit to rent. The property consists of a large office with storage upstairs and a large store room/light industrial space downstairs. It comprises of approximately 2700 sq. ft of floor space. Suitable for Light Industrial Businesses. Restriction on the Motor Trade in Place.

Rateable Value: £15,500
VAT Applicable

£258,000

■ Commercial Unit to Rent

- 2700 Sq Ft
- Two Levels
- Mains Services
- Allocated Parking
- Long Term
- Electrical Heating
- Large Forecourt
- Available Now
- Well Connected



GROUND FLOOR PLAN

FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

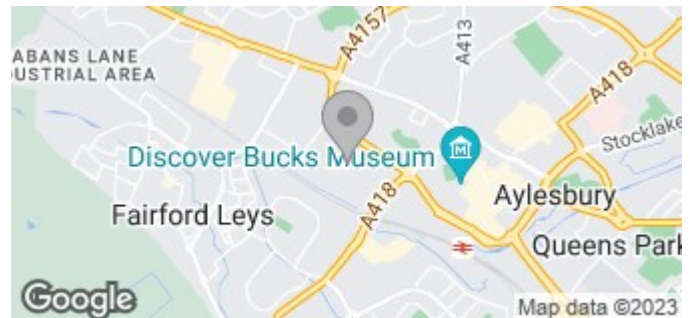
Unit E

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 (CO₂) 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	



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