

Brunel Gate

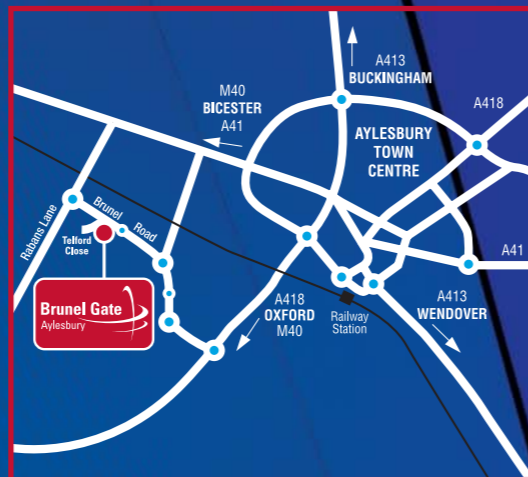
Aylesbury

www.brunelgate.co.uk
HP19 8AR

Brunel Gate

Aylesbury

Brunel Gate is in a highly prominent position in Aylesbury's most recently developed commercial and industrial area. Situated at the junction of Telford Close and Brunel Road, the development has an extensive frontage to the recently completed link road connecting the A41 Bicester Road (via Rabans Lane) with the A418 Oxford Road (via Coldharbour Way). Each of these A-roads provide a fast link to the M40 (Junctions 7, 8 and 9), while to the south, Aylesbury has a dual carriageway link via the A41 to the M25 (Junction 20).



UNITS 1-4
now available for
sale on virtual
freehold

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high quality industrial and
warehouse units in a prime location

from 4,144 sq ft to 66,810 sq ft.

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Brunel Gate

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high quality industrial and warehouse units in a prime location
from 4,144 sq ft to 66,810 sq ft.

Brunel Gate is a well located new industrial and distribution development in Aylesbury prominently positioned on Brunel Road. A total of 66,810 sq ft of industrial and warehouse accommodation is available in individual units from 4,144 sq ft to 19,730 sq ft. Construction of the scheme has now been completed and these high quality units are now ready for immediate occupation. All units benefit from excellent yard areas, fully fitted first floor office accommodation and are situated within an attractive landscaped setting.



ACCOMMODATION						
(based on approximate gross internal areas)						
	Offices		Warehouse		Total	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
BLOCK A						
Unit 1	980	91	3,358	312	4,338	403
Unit 2	980	91	3,272	304	4,252	395
Unit 3	926	86	3,218	299	4,144	385
Unit 4	990	92	3,358	312	4,348	404
TOTAL FLOOR AREA	3,876	360	13,206	1,227	17,082	1,587
BLOCK B						
Unit 5	980	91	4,165	387	5,145	478
BLOCK C						
Unit 6	1,216	113	5,457	507	6,673	620
Unit 7 Let	1,216	113	5,544	515	6,760	628
TOTAL FLOOR AREA	2,432	226	11,001	1,022	13,433	1,248
BLOCK D						
Unit 8	1,173	109	4,510	419	5,683	528
Unit 9	1,173	109	4,564	424	5,737	533
TOTAL FLOOR AREA	2,346	218	9,074	843	11,420	1,061
BLOCK E						
Unit 10	2,325	216	17,405	1,617	19,730	1,833
TOTAL	11,959	1,111	54,851	5,096	66,810	6,207

- ### SPECIFICATION
- Steel frame construction
 - 6 m (Blocks A, B & D) or 7m (Blocks C & E) clear eaves height to underside of haunch
 - Floor loading capacity 50kN/sq m
 - Electrically operated loading doors
 - Fully fitted first floor offices, including raised access flooring and Cat 2 lighting
 - Block paving to all access roads, service yards and car parks
 - Excellent yard areas for loading and car parking
 - Unit 10 benefits from loading within a secure yard
 - High profile landscaped site
 - All main services connected including 3-phase electricity

