AVAILABLE FROM Q2 2027

A NEW 5 UNIT INDUSTRIAL / LOGISTICS DEVELOPMENT UNDER CONSTRUCTION

LINK AYLESBURY

/// PLANTS.REMAIN.DEALS

GATEHOUSE CLOSE | AYLESBURY | HP19 8LU

linkaylesbury.co.uk

FIVE NEW WAREHOUSE / INDUSTRIAL UNITS AVAILABLE FROM

23,268 SQ FT - 85,281 SQ FT

Available for occupation Spring 2027

Link Aylesbury is a new development of five Grade A warehouse/industrial units strategically located within one of Aylesburys established employment areas.

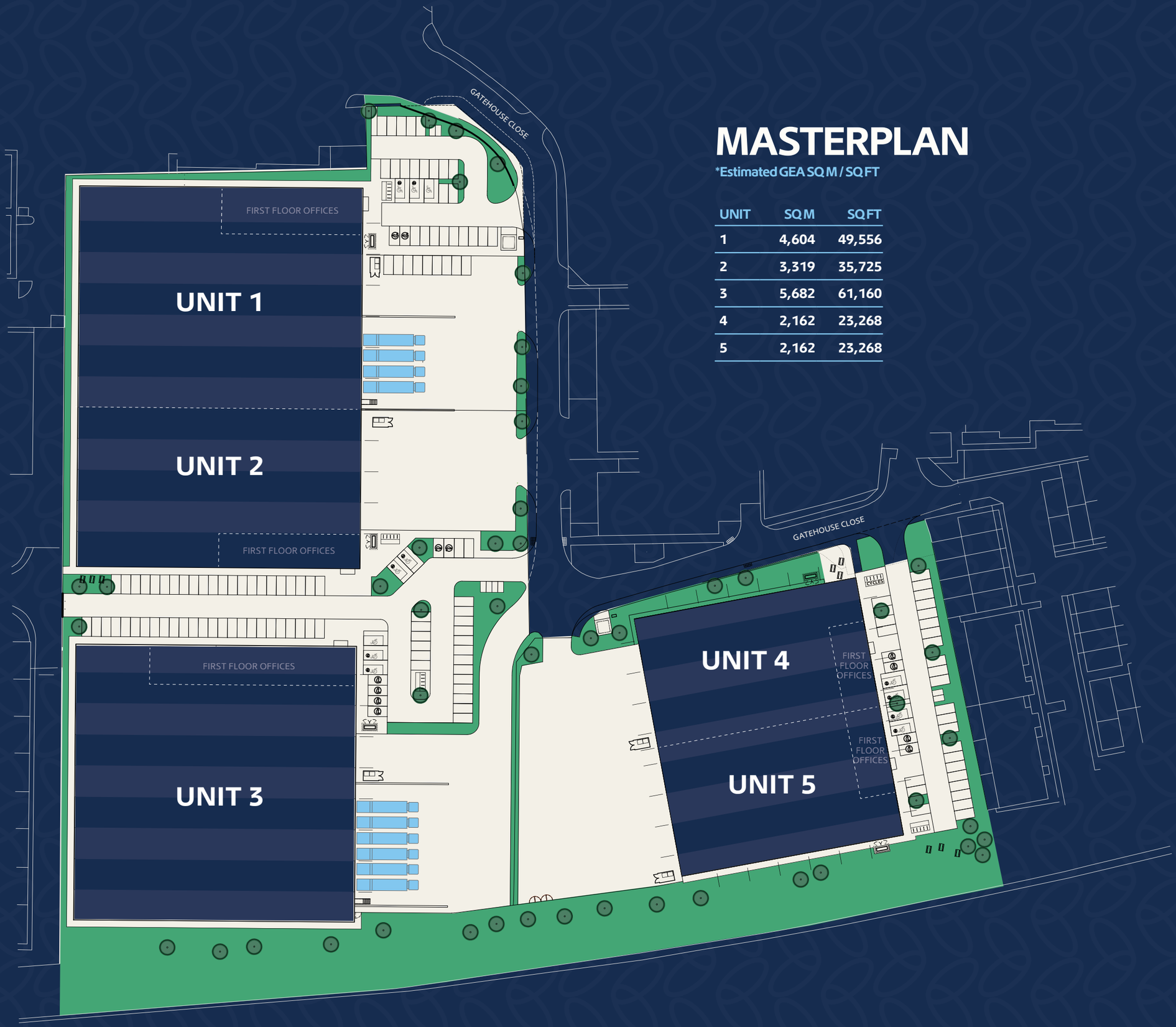
The A41 and A418 connects the site to the local, regional and national road network. Aylesbury station is located 15 minutes away by foot, providing direct rail connections to London Marylebone.



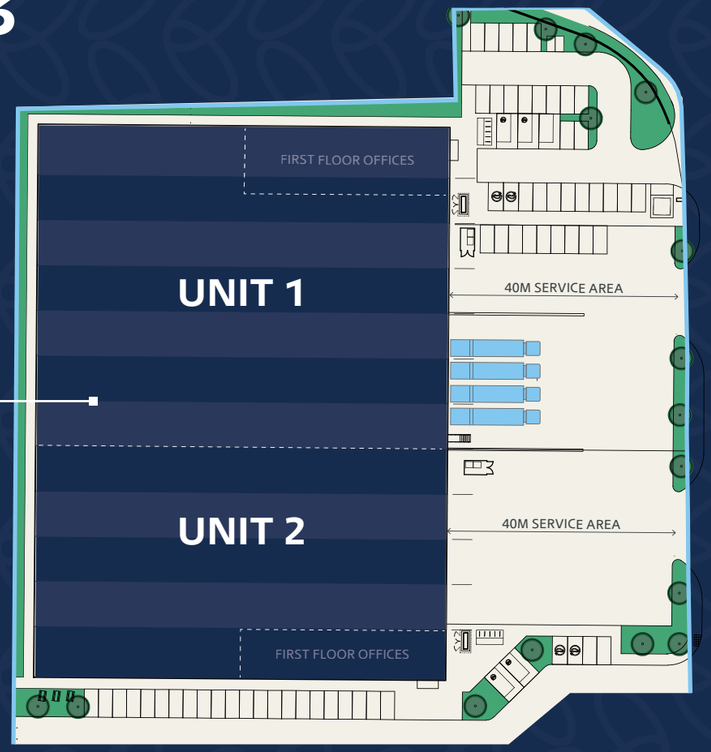
MASTERPLAN

*Estimated GEA SQ M / SQ FT

UNIT	SQ M	SQ FT
1	4,604	49,556
2	3,319	35,725
3	5,682	61,160
4	2,162	23,268
5	2,162	23,268



UNITS 1, 2 & 3



UNIT 1 & 2
Combined GEA

SQM	SQFT
7,923	85,281



UNIT 1

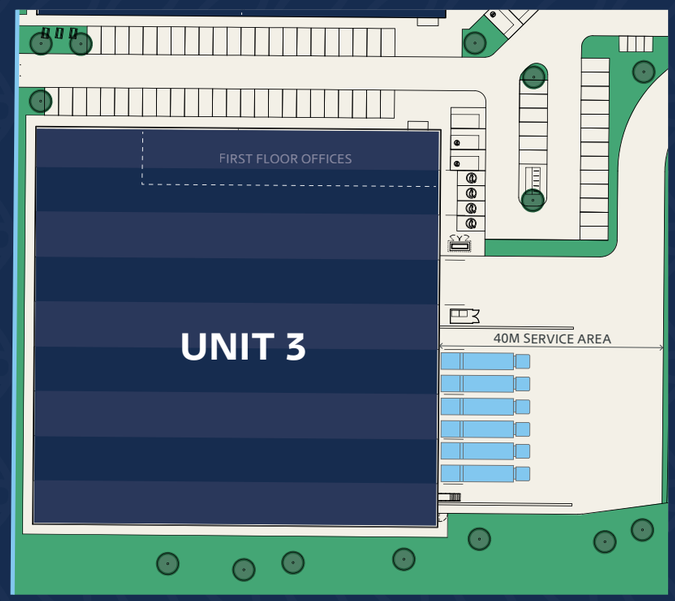
	SQM	SQFT
Warehouse	4,211	45,327
First Floor Office	421	4,533
Total GEA	**4,604**	**49,556**

- Clear Internal Height 10.5m
- 4 Dock Level Loading Doors
- 1 Level Access Door
- 330kVA Power
- 40m Service Yard
- Secure Yard Areas
- 38 Car Parking Spaces (inc. 3 Accessible)
- 2 EV charging points & 2 EV accessible

UNIT 2

	SQM	SQFT
Warehouse	3,010	32,406
First Floor Office	301	3,240
Total GEA	**3,319**	**35,725**

- Clear Internal Height 10.5m
- 3 Level Access Doors
- 250kVA Power
- 40m Service Yard
- Secure Yard Areas
- 28 Car Parking Spaces (inc. 2 Accessible)

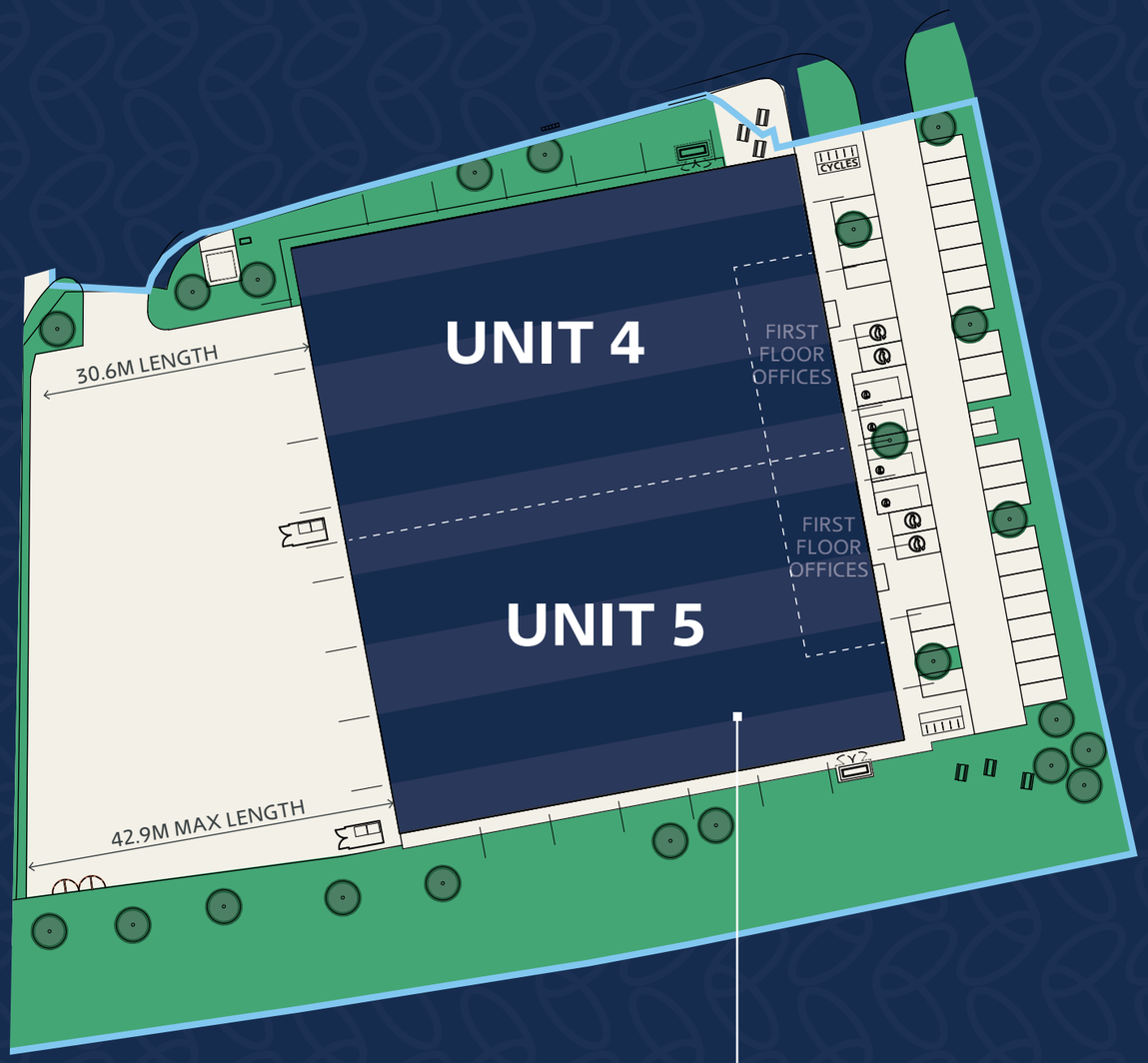


UNIT 3

	SQM	SQFT
Warehouse	5,178	55,747
First Floor Office	518	5,575
Total GEA	**5,682**	**61,160**

- Clear Internal Height 10.5m
- 6 Dock Level Loading Doors
- 1 Level Access Door
- 400kVA Power
- 40m Service Yard
- Secure Yard Areas
- 51 Car Parking Spaces (inc. 3 Accessible)
- 4 EV charging points

UNITS 4 & 5



UNIT 4 & 5
Combined GEA

SQM	SQFT
4,324	46,536



UNIT 4	SQM	SQFT
Warehouse	1,946	20,944
First Floor Office	195	2,094
Total GEA	**2,162**	**23,268**

- Clear Internal Height 10.5m
- 3 Level Access Doors
- 175kVA Power
- 40m Service Yard
- Secure Yard Areas
- 18 Car Parking Spaces (inc. 2 Accessible)
- 2 EV charging points & 2 EV accessible

UNIT 5	SQM	SQFT
Warehouse	1,946	20,944
First Floor Office	195	2,094
Total GEA	**2,162**	**23,268**

- Clear Internal Height 10.5m
- 3 Level Access Doors
- 175kVA Power
- 40m Service Yard
- Secure Yard Areas
- 18 Car Parking Spaces (inc. 2 Accessible)
- 2 EV charging points & 2 EV accessible

LOCAL MARKET

The site is located within the established Gatehouse Industrial Area, a well-established industrial and employment location in Aylesbury. Aylesbury town centre is approximately 0.5 miles to the east.

To Hemel Hempstead 20 miles / 28 mins
M1 / J8 21 miles / 35 mins
M25 / J20 21 miles / 26 mins
Central London 47 miles / 1 hr 40 mins

A41

Aylesbury
0.7 miles /
15mins walk

LINK 8
AYLESBURY

LUNDHALSEY

SCREWFIX

Rogue Leisure

TP

Friarage Road

A41

Sainsbury's

A418

To M40 / J8a
15 miles / 24 mins

Oxford Road

Gatehouse Road

Gatehouse Close

Ford

TOYOTA

halfords

A4157

Weedon Road

ALDI

GATEHOUSE INDUSTRIAL ESTATE

BRIDGEGATE BUSINESS PARK

TESCO

Bicester Road

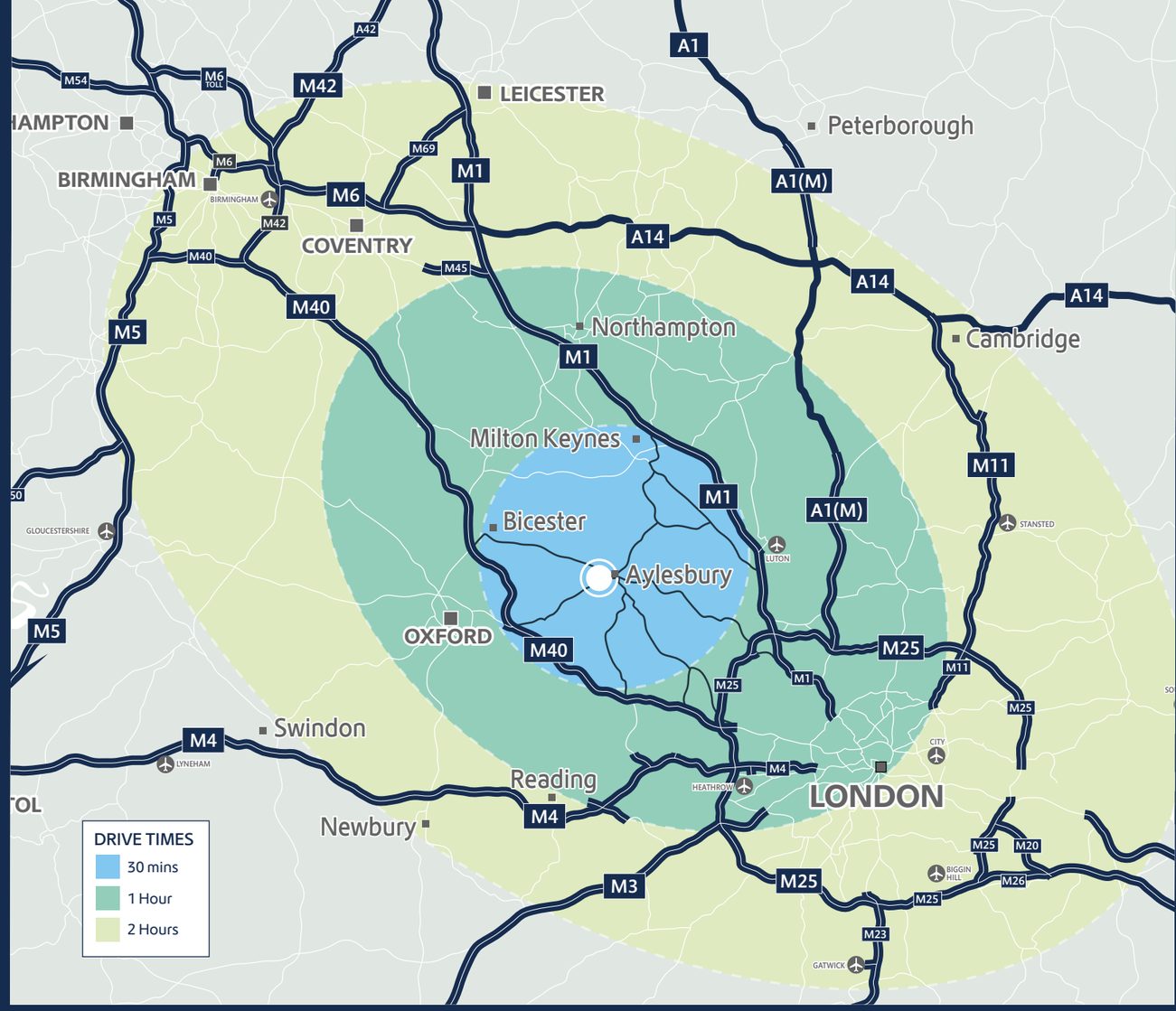
A41

To M40 / J9
19 miles / 30 mins

LOCATION

The scheme is well connected, situated 0.22 miles from the A41 and 0.44 miles from the A418, providing access to the M40 (Junction 8A), M1 and M25, and the wider South East motorway network. Located within the Oxford to Cambridge Arc, LINK Aylesbury benefits from a strong labour catchment and established employment base across logistics, manufacturing and wider business sectors.





DRIVE TIMES

CITIES		
Hemel Hempstead	20 miles	28 mins
Milton Keynes	21 miles	35 mins
Luton	24 miles	40 mins
Oxford	26 miles	45 mins
Reading	38 miles	1 hr 0 mins
Newbury	50 miles	1 hr 5 mins
Swindon	50 miles	1 hr 20 mins
Central London	47 miles	1 hr 15 mins
Birmingham	86 miles	1 hr 40 mins

AIRPORTS		
Luton	28 miles	40 mins
Heathrow	40 miles	45 mins
Stanstead	65 miles	1 hr 10 mins

MAJOR ROADS		
M40/J8A	15 miles	24 mins
M1/J11A	19 miles	30 mins
M40/J9	19 miles	30 mins
M25/J20	21 miles	26 mins
M1/J8	21 miles	35 mins

PORTS / RAIL PORTS		
Tilbury Docks	71 miles	1 hr 15 min
London Gateway	73 miles	1 hr 30 min
Port of Felixstowe	121 miles	2 hr 20 min

TRAIN & BUS STATIONS		
Aylesbury	0.7 miles	15 min walk

DEMOGRAPHICS

LINK Aylesbury is located within the established Gatehouse Industrial Area, at the heart of Aylesbury's principal employment location, a key South East industrial and logistics location benefiting from strong connectivity to the M40, M1 and wider motorway network. Located within the Oxford to Cambridge Arc, the scheme benefits from a strong labour catchment and an established employment base across logistics, manufacturing and wider business sectors.

84.4%

economically active population, above the UK average (78.9%)

30,400

VAT/PAYE registered businesses across Buckinghamshire

6.6m

Access to a workforce of 6.6 million people within a 60-minute drive

Established labour base across logistics, manufacturing and wider business sectors

DRIVE TIMES

TIME	POPULATION	HOUSEHOLDS
30 minutes	544,000	227,000
60 minutes	6.6m	2.8m
90 minutes	17.2m	7.2m

SPECIFICATION

Best in class building for sustainability initiatives

OFFICE

- High Quality Office Space
- Comfort cooling
- Smart control LED lighting
- Fully raised floors



ENVIRONMENT

- Target EPC A Rating
- Target BREEAM Excellent
- Warehouse roof 100% PV ready
- Air source heat pump technology
- Air Tightness to 2.5m³/hr/m²
- Rainwater Harvesting
- Solar thermal hotwater system
- EV charging: 10% installed / 20% passive

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AYLESBURY
HP19 8LU

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For more information please contact our joint agents:

DTRE

RICHARD HARMAN
richard.harman@dtre.com
07776 200 143

MADDIE MORIARTY
maddie.moriarty@dtre.com
07545 582 097

CUSHMAN & WAKEFIELD

PATRICK MOONEY
patrick.mooney@cushwake.com
07920 451 369

FRANCO CAPELLA
franco.capella@cushwake.com
07834 197 403

newlands developments

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