

TOWN CENTRE OFFICES TO LET



123Sq. Ft. — **806**Sq.Ft.

Porters Lodge

County Offices

Walton Street

Aylesbury

Bucks

HP20 1XD

2 – 6 PERSON OFFICE SUITES AVAILABLE ON FLEXIBLE LEASE TERMS

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Aylesbury is situated circa 45 miles to the North of London, 25 miles from Oxford and 15 miles south of Milton Keynes. Aylesbury has excellent road connections being located on the A41, A43 and A418 road network, providing access onto the M1, M40 and M25 motorways. Aylesbury Vale Parkway Railway Station is within walking distance of the offices providing direct services into London Marylebone with a journey time of approximately 55 minutes.

The offices are within the town centre and have easy access to multiple pay and display car parks and are within easy walking distance of multiple restaurants / town centre shopping facilities.

Description

A range of flexible office suites which can be let individually or as one from 2 – 6 person per suite.

Business rates

The billing authority is Buckinghamshire Council.

It is likely that occupiers will qualify for small business rates relief depending on what space is let.

Rates are to be assessed.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

Grade II listed – Exempt from EPC

Accommodation / Terms

	Sq. Ft.	Status	Rent p.c.m.
Porters Lodge Grd Flr Suite 4	249 sq.ft.	TO LET	£500
Porters Lodge Grd Flr Suite 5	245 sq.ft.	TO LET	£500
Porters Lodge 1st Flr Suite 6	167 sq.ft.	Under Offer	£500
Porters Lodge 1st Flr Suite 7	131 sq.ft.	Under Offer	£500
Porters Lodge 1st Flr Suite 8	248 sq.ft.	Under Offer	£600
Porters Lodge 1st Flr Suite 10		Under Offer	
Porters Lodge 2nd Flr Suite 12	189 sq.ft.	TO LET	£450
Porters Lodge 2nd Flr Suite 13	123 sq.ft.	TO LET	£450
Porters Lodge 2nd Flr Suite 14	223 sq.ft.	Under Offer	£525
TOTAL	1,575		

The rents are inclusive of service charges, insurance, and utilities, but exclusive of business rates, comms & VAT

Approx net internal area (NIA)



Viewing and further information

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

