

# TOWN CENTRE, GROUND FLOOR OFFICE - TO LET



**From 1,500 Sq.ft. - 5,836 Sq.Ft.**

Ground Floor Office

66 High Street

**Aylesbury**

Bucks

HP20 1RB

**AVAILABLE ON FLEXIBLE LEASE TERMS FROM 12 – 36 MONTHS**

[kemptoncarr.co.uk](http://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 providing direct services into London Marylebone with a journey time of approximately 55 minutes.

The offices are located within the town centre a short walk from multiple pay and display car parks, restaurants and town centre shopping facilities.

## Description

The property, accessed from the High Street, provides large common reception and ground floor toilet facilities. The accommodation, currently offers open plan accommodation with some cellular offices which can be utilised or demounted to suite the prospective tenant's needs. It is possible to break the suite into smaller, individual, lettable suites.

The suite further benefits from private toilet facilities, kitchen, galleried staff breakout space and private external courtyard, a totally unique feature.

## Terms

Rents from £7.95 psf per annum exclusive

The rents are exclusive of business rates, service charges, insurance and utilities, and will be subject to VAT.

A service charge will be applicable. The estimated budget for this suite is £5.55psf, to include cleaning of common areas, refuse, utilities & building insurance.

## Business rates

The billing authority is Buckinghamshire Council.

Rateable value - to be confirmed

## Accommodation

	Sq. Ft.	Sq.m
Ground floor office	5,513 sq.ft.	512.16 sq.m.
Galleried staff breakout room	323 sq.ft.	30.05 sq.m.
Private courtyard	Not measured	Not measured
<b>TOTAL</b>	<b>5,836 sq.ft</b>	<b>542.21 sq.m.</b>

*Approx net internal area (NIA)*

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Energy Performance Rating

TBC



## Viewing and further information

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