

# MODERN BUSINESS PARK OFFICE SUITE - TO LET

Rent Free  
Incentives  
Available

Flexible  
Sub Lease  
Available



**1,500**Sq.Ft. - **3,630**Sq.Ft. approx. N.I.A.

First Floor, Unit 9 Bell Business Park

Smeaton Close

**Aylesbury**

**Bucks**

HP19 8JR

**EXCELLENT 1:213 CAR PARKING RATIO - FLEXIBLE LEASE TERMS**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | High Wycombe office 01494 341530



## 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 Main and Aylesbury Vale Parkway Railway Stations provide direct services into London Marylebone with a journey time of approximately 55 minutes.

The office park is located off Brunel Road on Smeaton Close which forms part of the link road to the west of Aylesbury town centre.

## Description

Bell Business Park is a well presented, modern, office campus comprising of 11 multi-let buildings.

The accommodation can be found at first floor level accessed via common entrance with stairs and passenger lift to upper floors. There are common toilet facilities to each floor. The common areas are maintained to an excellent standard. The suite offers open-plan space with the benefit of two private entrances from the common landing. The suite further benefits from various cellular offices which can be removed or remain as seen to meet a prospective tenant's needs.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Energy Performance Rating

C-71

## Terms

The offices are available by way of sublease or assignment to February 2024. There is also the possibility of a new lease direct from the landlords should the term certain sought exceed February 2024.

Rent upon application - £16 psf pax. Competitive terms available.

Service Charge £5.15psf per annum based upon the current budget.

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

A service charge budget is available upon request.

## Business rates

The billing authority is Buckinghamshire Council.

Rateable Value: £34,960

We suggest the rateable value and amount payable is confirmed by contacting the ratings officer directly.

## Amenities

- Secure common entrance
- Passenger lift
- Common WC facilities
- Open-plan accommodation
- Kitchenette
- Recessed LED lighting
- Recessed ceiling mounted Air-con units
- 17 car parking spaces (1:213)
- Potential to subdivide the suite into smaller letting opportunities

## Viewing and further information

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