

# TOWN CENTRE OFFICES TO LET



**123**Sq. Ft. — **806**Sq.Ft.

Porters Lodge  
38 Market Square

**Aylesbury**

Bucks  
HP20 1TW

**2 – 6 PERSON OFFICE SUITES AVAILABLE ON 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 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.
<b>Porters Lodge Grd Flr Suite 4</b>	249 sq.ft.	TO LET	£500
<b>Porters Lodge Grd Flr Suite 5</b>	245 sq.ft.	TO LET	£500
<b>Porters Lodge 1<sup>st</sup> Flr Suite 6</b>	167 sq.ft.	LET	£500
<b>Porters Lodge 1<sup>st</sup> Flr Suite 7</b>	131 sq.ft.	LET	£500
<b>Porters Lodge 1<sup>st</sup> Flr Suite 8</b>	248 sq.ft.	LET	£600
<b>Porters Lodge 1<sup>st</sup> Flr Suite 10</b>		LET	
<b>Porters Lodge 2<sup>nd</sup> Flr Suite 12</b>	189 sq.ft.	Under Offer	£450
<b>Porters Lodge 2<sup>nd</sup> Flr Suite 13</b>	123 sq.ft.	Under Offer	£450
<b>Porters Lodge 2<sup>nd</sup> Flr Suite 14</b>	223 sq.ft.	LET	£525
<b>TOTAL</b>	<b>1,575</b>		

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

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