

BEAR BROOK OFFICE PARK

WALTON STREET,
AYLESBURY HP21 7QW



5,550 SQ FT OF HIGH QUALITY OFFICE SPACE
AVAILABLE TO LET

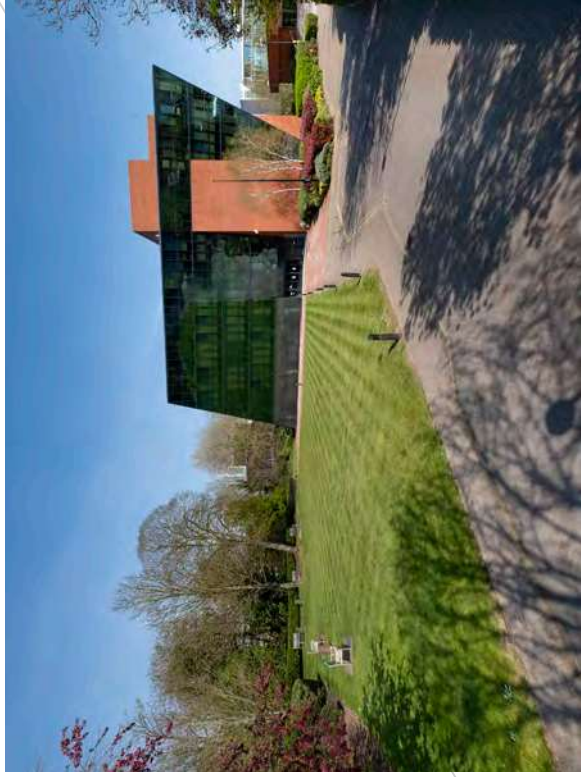
bearbrookofficepark.co.uk

BEAR BROOK OFFICE PARK



PROMINENT/ESTABLISHED/REDESIGNED

Bear Brook Office Park has undergone a comprehensive refurbishment to provide high quality office space including a new on-site cafe, showers and toilet facilities. The last remaining suite totaling 5,550 sq ft is available on the ground floor. The building benefits from an excellent car parking ratio of 1:307 sq ft in a prominent town centre location adjacent to the train station.



Set with secluded landscaped grounds.



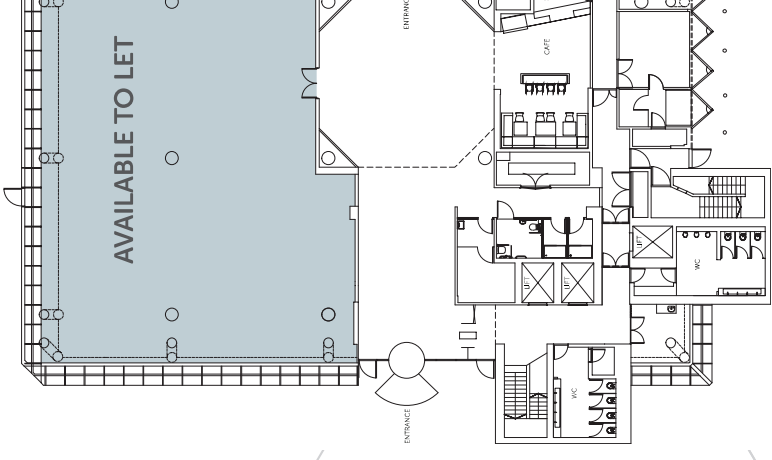
BUILDING 2



INSPIRING/BRIGHT/SPACIOUS

The property has recently undergone a comprehensive refurbishment to a very high standard and includes a new on-site café, showers and toilet facilities.

There is on-site car parking at a ratio of 1:307 sq ft providing generous town centre car parking. The building also has bike racks, showers and changing facilities.



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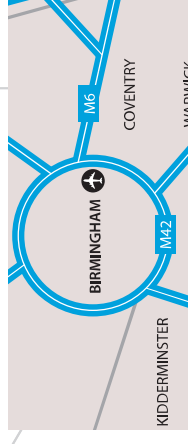
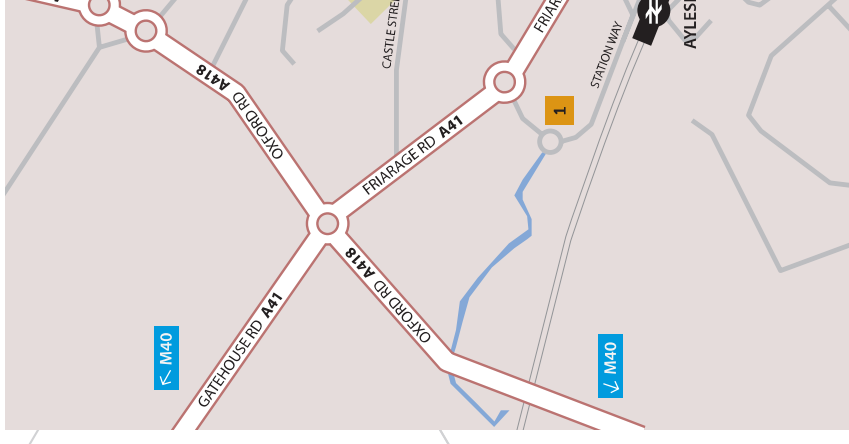
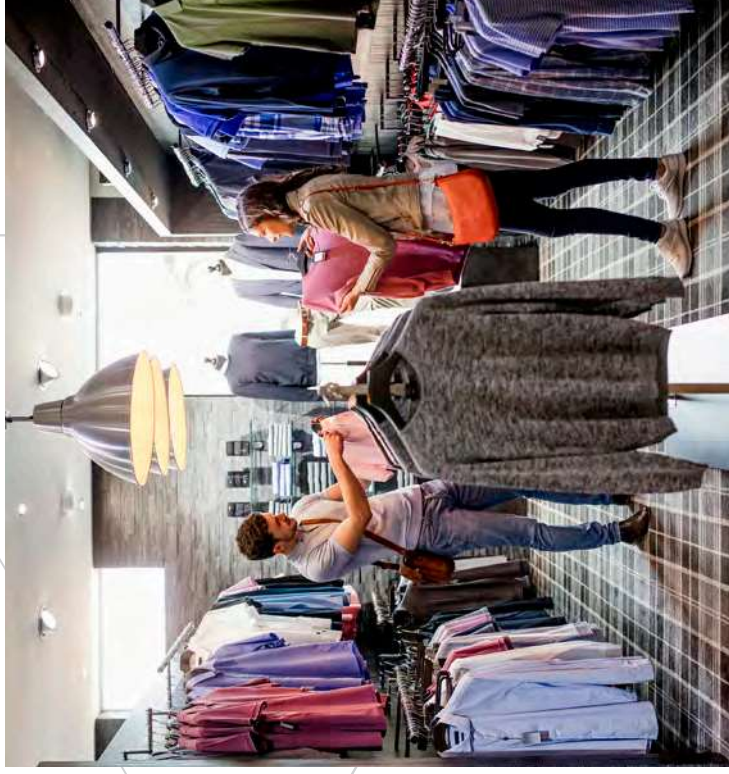


SHOP/SOCIALISE/CONNECT

The property is well located in Aylesbury town centre, one of the fastest growing towns in the south-east.

The towns mainline station is in very close walking proximity with regular and fast services to London Marylebone. Rail infrastructure is improving with the east-west line, access to the Midlands and the north will be improved when services become available to Milton Keynes and beyond.

The town is situated on the Junctions of the A41, A413 and A418 providing easy access to the M40, M1 and M25, all of which are within a 20-minute drive.



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