



## Accent House, Triangle Business Park

Quilters Way, Stoke Mandeville, Aylesbury, HP22 5BL

**Detached office  
building with  
parking**

**5,910 sq ft**  
(549.06 sq m)

- Impressive double height reception
- Various meeting rooms and private offices
- Open plan offices
- Kitchen & breakout area
- Ground floor storage / further offices
- Air conditioning
- Car parking for approx 24 cars
- 3 phase power supply with diesel powered UPS

# Accent House, Triangle Business Park, Quilters Way, Stoke Mandeville, Aylesbury, HP22 5BL

## Summary

<b>Available Size</b>	5,910 sq ft
<b>Rent</b>	£80,000 per annum plus VAT
<b>Price</b>	£1,500,000
<b>Rates Payable</b>	£35,763 per annum
<b>Rateable Value</b>	£65,500
<b>Service Charge</b>	£3,000 per annum plus VAT paid quarterly
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (43)

## Description

Accent House is a modern detached office building with impressive double height reception with angled glazing.

The ground floor has a reception area, kitchen and breakout space, meeting room, ladies, gents and disabled toilets and various small storage rooms along one side of the building. The ground floor is laid out as stores with a raised floor but could be used as office space, it was previously used as a data centre.

The first floor benefits from an open office looking over the reception with glazing on two elevations. There is an open plan office with 4 private offices, a board room and two further offices on the first floor.

The property benefits from part cat2 and part LED lighting, air conditioning, lift and raised floors.

Externally there is a car park with two access points for approximately 24 cars. There are two external storage/seating areas together with a diesel powered UPS for business continuity.

Accent House has 3 phase power with a high capacity.

## Location

The property is located on The Triangle Business Park, off Wendover Road in Stoke Mandeville. Easy access into Aylesbury via the A413 is available, as well as to Wendover, and Amersham.

The county town of Aylesbury is a few minutes' drive, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A413 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are in a 20 mile radius.

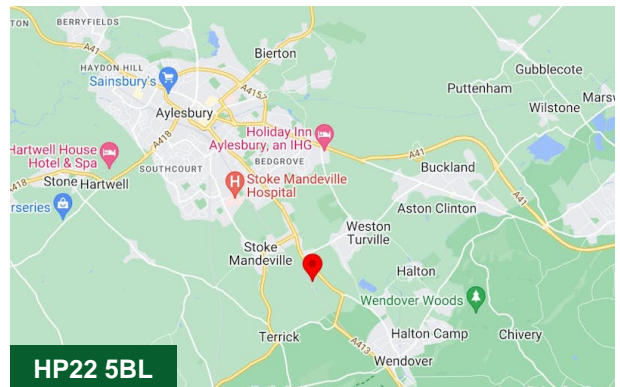
The town has a main line railway station with a direct line to London Marylebone with a journey time of approximately 55 minutes.

## Terms

The property is available to let on a new lease direct from the landlord, or for sale on a freehold basis.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



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