



## Ground Floor, Buckingham House

Buckingham Street, Aylesbury, HP20 2YD

### **GROUND FLOOR OFFICE / D1 / MEDICAL IN TOWN CENTRE LOCATION**

**2,323 sq ft**

(215.81 sq m)

- Small suite available of 467 sq ft
- Air Conditioning
- Separate boardroom with waiting area
- LED lighting
- Also suitable for medical / training occupiers

# Ground Floor, Buckingham House, Buckingham Street, Aylesbury, HP20 2YD

## Summary

<b>Available Size</b>	2,323 sq ft
<b>Rent</b>	£14 per sq ft
<b>Rates Payable</b>	£5 per sq ft
<b>Service Charge</b>	£11,345.60 per annum Includes utilities.
<b>Legal Fees</b>	Each party to bear their own costs. Each party will be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	D (93)

## Description

Buckingham House is a town centre office building with parking, located close to the shopping and leisure facilities. The property provides ground floor offices of 2,323 sq ft set within a brick built building. The office benefits from the following amenities: air con, WC's & communal area, Comms room, capped services for a kitchen, open plan office area, separate boardroom, fully carpeted, recess lighting & Perimeter trunking. The property is available on a new effective full repairing & insuring lease direct from the landlord. 3 car parking spaces are available to the front of the building.

Also suitable for medical uses under E class.

Rear suite is under offer. Front suite of 467 sq ft available. Toilets in the common parts.

## Location

Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles north west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41 at Kings Langley. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes.

## Accommodation

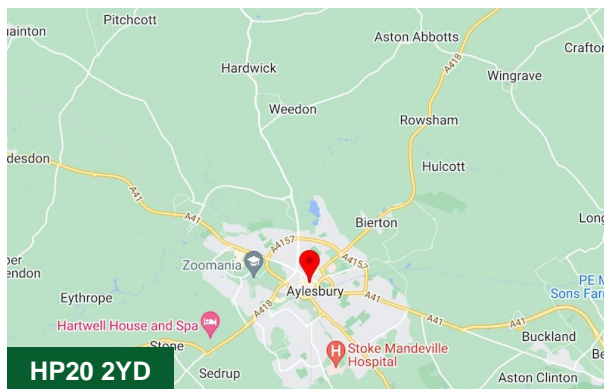
Name	sq ft	sq m	Availability
Ground - Front suite	467	43.39	Available
Ground - Rear Suite	1,856	172.43	Under Offer
<b>Total</b>	<b>2,323</b>	<b>215.82</b>	

## Business Rates

The rates are estimated at £3.70 psf payable.

## EPC

D79



## Viewing & Further Information



### James Garvey

01494 460258 | 07471996320

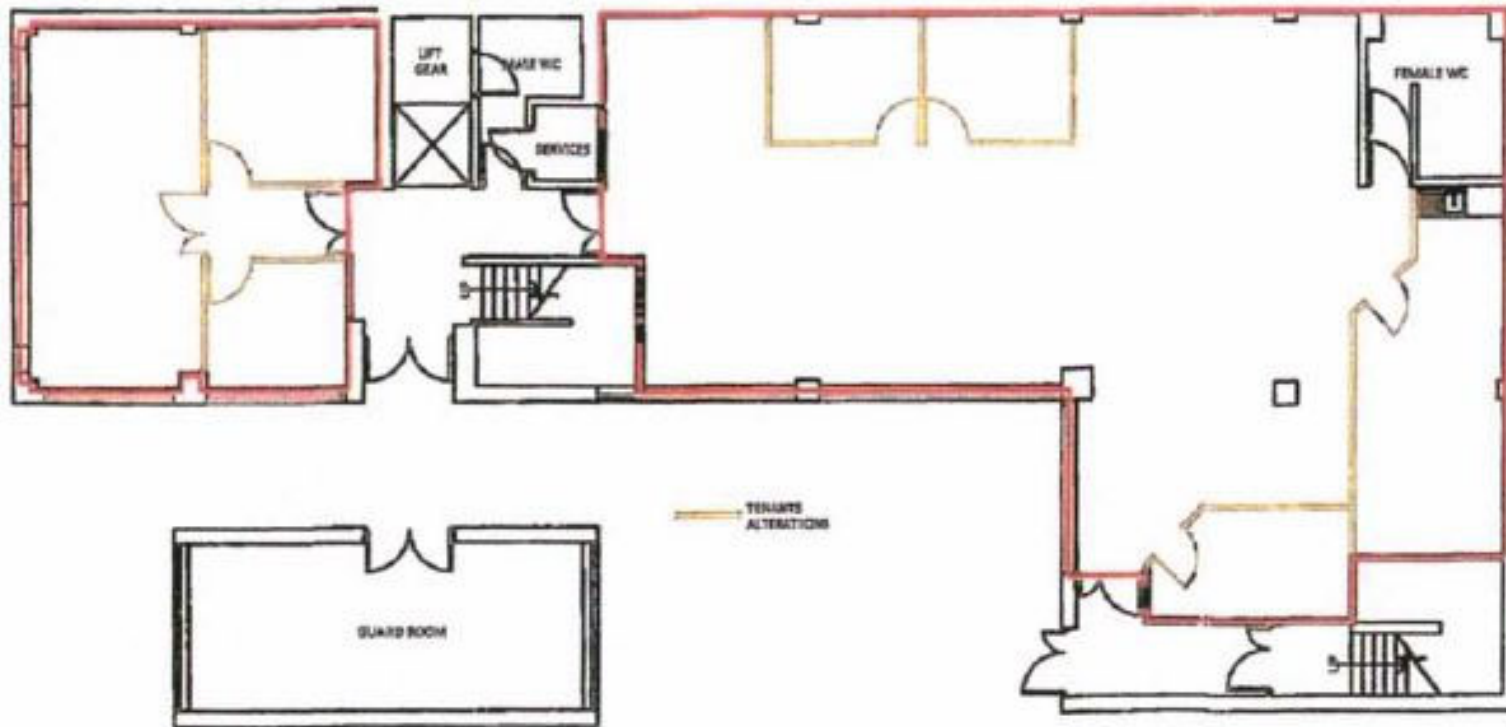
jg@chandlergarvey.com



### Neave DaSilva

01494 796054 | 07827 908926

nds@chandlergarvey.com



GROUND FLOOR