

BEAR BROOK OFFICE PARK

WALTON STREET,
AYLESBURY HP21 7QW



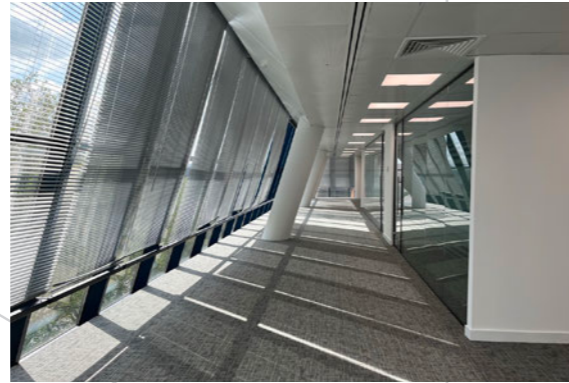
HIGH QUALITY OFFICE SPACE TO LET
ONE SUITE AVAILABLE OF 3,347 SQ FT

BEAR BROOK OFFICE PARK



PRO/MINENT/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 available suite is on the fourth 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.



Impressive atrium reception.



Secure car parking with an excellent car parking ratio.

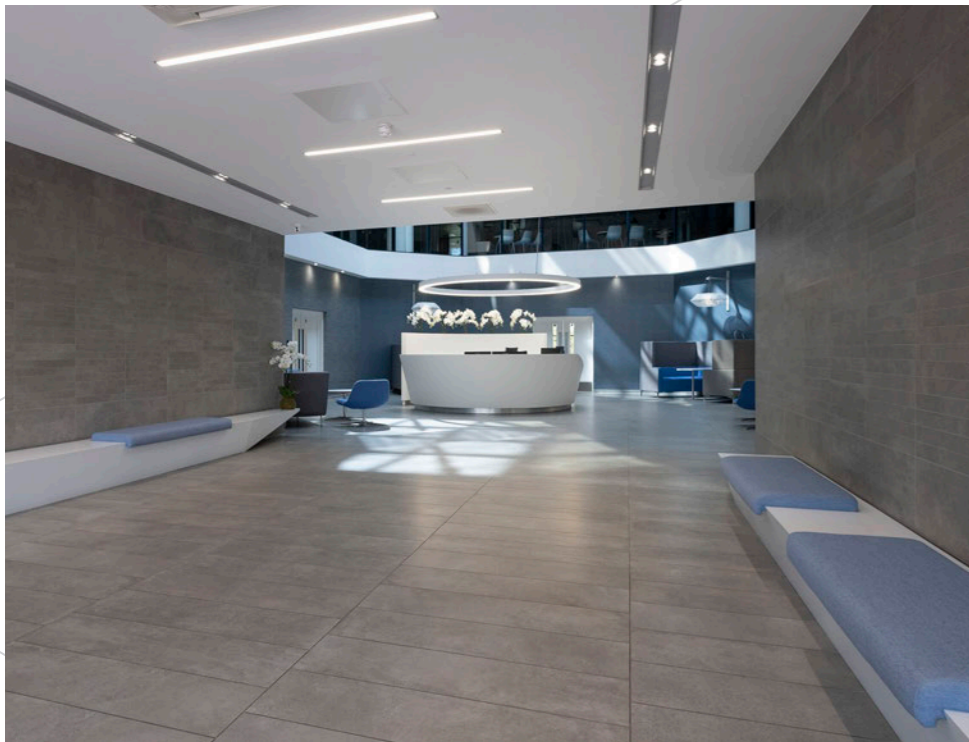
BUILDING 2



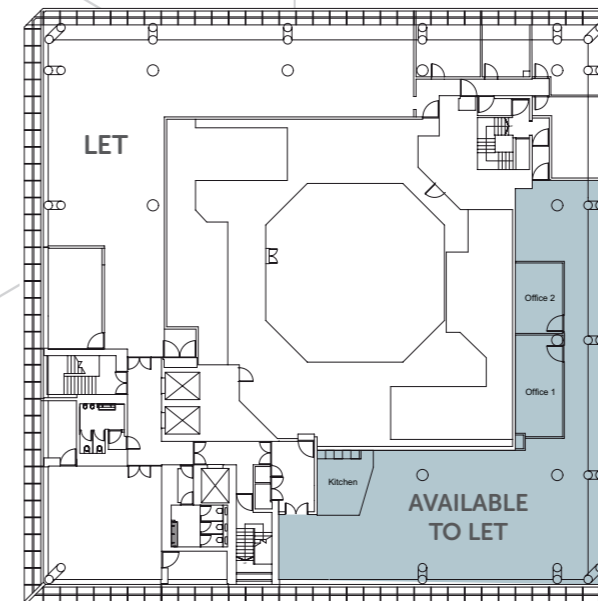
INSPIRING/BRIGHT/SPACIOUS

The building 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.



FOURTH FLOOR (N/A)
3,347 SQ FT (310.95 SQ M)



DETAILS

- Part of a campus development
- Town centre location, adjacent to the train station
- On site café
- VAV air-conditioning
- Suspended ceiling with integral lighting
- Manned central reception area
- Kitchen/breakout area
- Boardroom
- Meeting room
- 12 car parking spaces
- Bike racks, showers and changing facilities
- EPC Rating - Fourth floor: B(44)



On-site café and breakout areas.





SHOP/SOCIALISE/CONNECT

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

The town's 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.



Pop out for lunch or browse the shops, there are many retail and leisure facilities to enjoy, all within a short walk.

LOCAL AMENITIES

- | | | |
|---|----------------------------|---|
| 1 Morrisons | 3 Waitrose | 11 Hale Leys Shopping Centre |
| 2 Friars Square Shopping Centre
- River Island
- The Gym
- Waterstones
- Next
- New Look
- H&M
- Office | 4 Travelodge | 12 Friars Square Shopping Centre
- Lidl
- Argos
- Curry's
- Greggs |
| | 5 Waterside Theatre | 13 Aldi |
| | 6 Odeon | 14 B&Q |
| | 7 Nando's | 15 Aqua Vale - swimming & fitness centre |
| | 8 Marks & Spencer | |
| | 9 Costa Coffee | |
| | 10 Sainsbury's | |



TRAVEL TIMES

By Road	Miles
M40 (J8a)	15
M1 (J11a)	19
M25 (J20)	20
Milton Keynes	20
Oxford	22
Luton Airport	30
Central London	44

By Rail	Mins
High Wycombe	29
London Marylebone	63
Oxford	80

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