TO LET

MODERN UNITS SUITABLE FOR MULTIPLE USES



Units To Let Space Business Centre

Smeaton Close
Aylesbury HP19 8FJ

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484 - 505 Sq Ft (45 - 47 Sq M)
Offices Industrial

- Individual front door
- Amenity block including shower, WC and kitchen facilities
- Flexible lease terms• Mezzanine
- Dedicated unit & visitor parking
- 24/7 Access• Natural lighting
- CCTV & security barrier
- Approx. 5.5m eaves height

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Rent: £8,376 Per Annum
EPC: D93
Rateable Value: £4,400

Description
SBC Aylesbury comprises 2 terraces, with 27 units located in one back to back terrace & 16 units in the other. The units are of modern construction, fitted with a mezzanine floor & are suitable for multiple uses, inc. industrial, workshop, project space, warehouse, storage & office. The units benefits from shared WC & kitchen facilities, individual front door access, flexible mezzanine level, 24/7 access, CCTV, 1 car parking space per unit, & visitor parking. Units available to let from £698 per month inclusive of service charge, but not utilities, telecom etc.

Accommodation

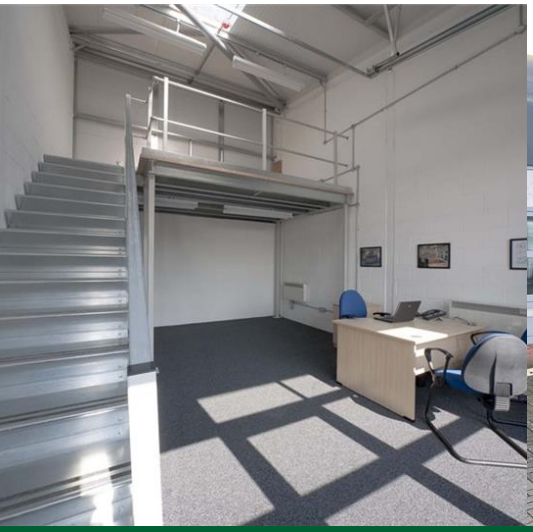
Net Internal Areas	Sq Ft	Sq M
UNIT 36	484	45
UNIT 43	505	47
Total	**505**	**47**

Tenure
Available on a new lease for a term to be agreed, or flexible terms.

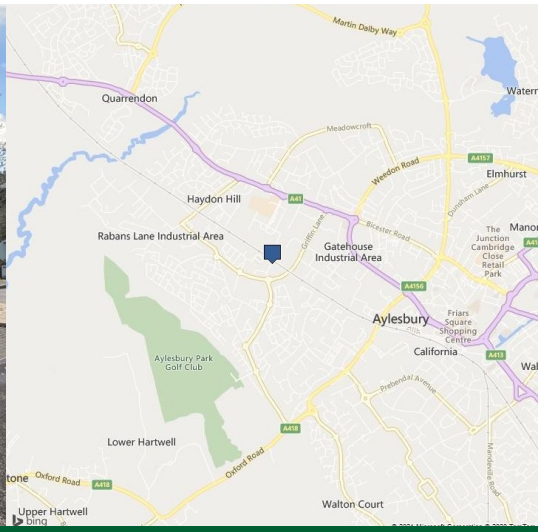
Legal Costs
Each party to be responsible for their own legal costs involved in the transaction.

Location
Aylesbury is the county town of Buckinghamshire & has a population of over 60,000 people, the largest in Aylesbury Vale. The town has good transport links, as both the A413 & A418 run through the town. It also benefits from its relatively close location to the M40 at J8 (circa 13 mile) & M25 at J20 (circa 19 miles). Aylesbury is well served by both Aylesbury & Aylesbury Vale Parkway railway station, with direct services into London Marylebone & journey times of approx. 1 hour. London Luton Airport is located 20 miles away.

Business Rates
The rateable value is £4,400







Contact
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