

CGI IMAGE USED



Future Works Aylesbury

59 Walton Street, Aylesbury, HP21 7QG

A rare multi-use campus in central Aylesbury with flexible accommodation, retail opportunities and extensive amenities.

2,500 to 48,165 sq ft
(232.26 to 4,474.67 sq m)

- Landmark town-centre campus in the heart of Aylesbury
- Flexible accommodation from small suites to whole floors
- Suitable for healthcare, education, office, retail and community uses
- Excellent transport links and accessibility
- Immediate occupation opportunities with flexible lease terms

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Description

A landmark commercial campus offering flexible accommodation in the heart of Aylesbury. Formerly occupied by Buckinghamshire New University, the property provides a rare opportunity to secure space within a prominent and well connected town centre destination.

Suitable for a wide range of occupiers including healthcare providers, education and training organisations, office users, community services, retail operators and event led businesses, the campus offers flexible accommodation ranging from individual suites to large floor plates. Existing amenities, customer facing frontage opportunities and an established campus environment create an attractive destination for occupiers seeking a highly visible and accessible location.

Location

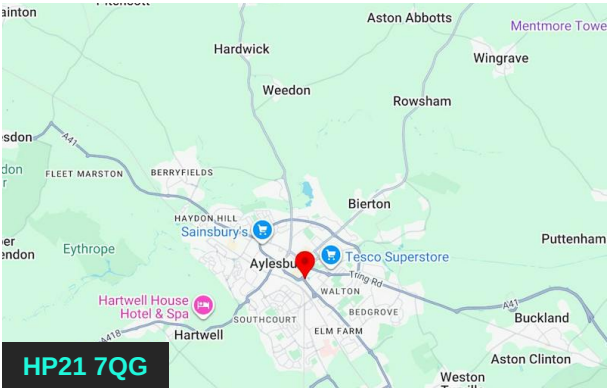
The property occupies a prominent position on Walton Street, Aylesbury, within easy walking distance of Aylesbury town centre and its extensive retail, leisure and amenity offering.

The campus benefits from excellent public transport connectivity, with Aylesbury Railway Station approximately 8–10 minutes’ walk away and Aylesbury Bus Station also within walking distance. The location provides convenient access to the wider Buckinghamshire region, London and the M25 corridor, making it an attractive destination for businesses, educational providers and professional organisations seeking a well connected town centre base.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	13,873	1,288.84	Available
1st	11,755	1,092.08	Available
2nd	11,467	1,065.32	Available
3rd	11,070	1,028.44	Available
Total	48,165	4,474.68	



Summary

Available Size	2,500 to 48,165 sq ft
Rent	Rent on application
Service Charge	£4.50 per sq ft
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Viewing & Further Information



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