



Unit 5 First Floor Offices, Midshires Business Park, Aylesbury, HP19 8HL

**For Sale | 2,609 sq ft**

First Floor Offices Available for Sale, Aylesbury



## Unit 5 First Floor Offices, Midshires Business Park, Aylesbury, HP19 8HL

### FOR SALE

#### Summary

- Size: 2,609 sq ft
- Price: £475,000
- Rates payable: £16,416 per sq ft 2026
- Rateable value: £38,000

#### Further information

- [View details on our website](#)
- [Microsite](#)

#### Viewings and Further Information



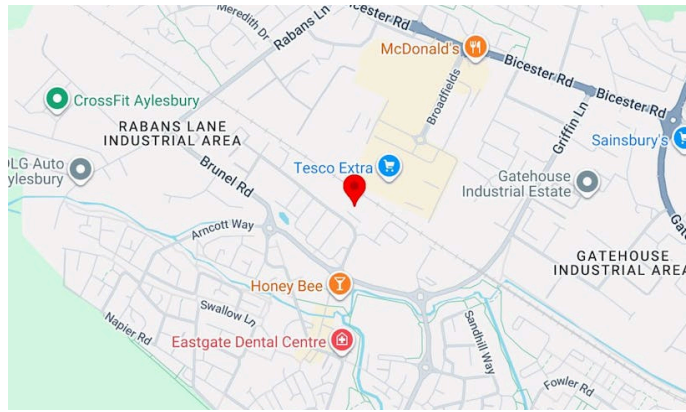
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#### Specification

- Vacant Possession
- Suspended Ceilings and LED lighting
- Air conditioning
- Two small meeting pods and two further offices/training rooms
- Open plan Kitchen
- Three toilets and a shower
- Door entry system
- Perimeter trunking

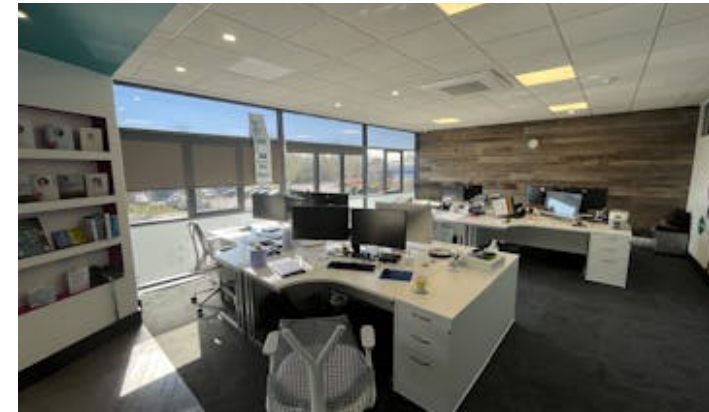
#### Description

The first floor provides modern office accommodation with carpeting, suspended ceilings, LED lighting, air conditioning and perimeter trunking throughout.

The space includes a boardroom, private offices, two small meeting pods and two additional offices/training rooms, alongside a large open plan kitchen. Facilities also include three WCs, a shower and a secure door entry system.

#### 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 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.

Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away respectively. Aylesbury has a population of approximately 106000 (within a 10 km radius – 2001 census).

#### Terms

Long-leasehold for sale

#### Anti-Money Laundering

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

#### VAT

Applicable

