



Suite 2A

Tower House, Hale Leys, Aylesbury, HP20 1SQ

MODERN TOWN CENTRE OFFICES

832 sq ft
(77.30 sq m)

- Centrally located
- Modern open plan office
- Fully carpeted
- Perimeter trunking
- Gas fired central heating
- Lift Access

Suite 2A, Tower House, Hale Leys, Aylesbury, HP20 1SQ

Summary

Available Size	832 sq ft
Rent	£10,000 per annum Plus Service charge and VAT
Rates Payable	£4,141.70 per annum Small Business Rates Relief Direct with Buckinghamshire Council
Rateable Value	£8,300
Service Charge	£7,220 per annum Plus VAT
VAT	Applicable. VAT is payable on rent and service charge
Legal Fees	Each party to bear their own costs
Estate Charge	Building Insurance £373.58 plus VAT
EPC Rating	C (54)

Description

Centrally located second floor offices in Tower House which forms part of the Hale Leys Shopping Centre. Modern open plan offices in Aylesbury town centre with easy access to local amenities and public transport links.

The service charge includes cleaning and maintenance of the exterior parts of the building and common parts, lift maintenance and toilets. The office suite has its own electricity meter payable by the tenant.

Parking is available at local car parks.

Location

Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes.

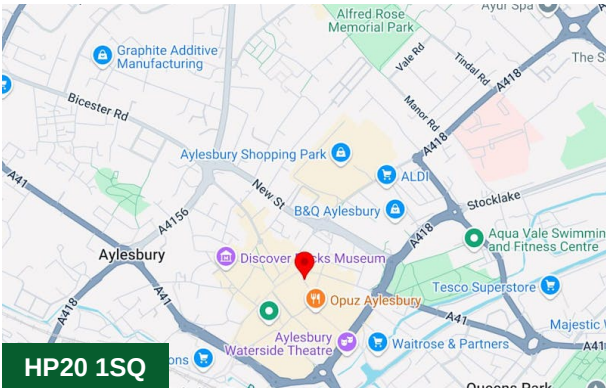
The unit is located within the Hale Leys Shopping Centre in Aylesbury Town Centre.

Terms

A new lease for a minimum 3 year term is available from the landlord. A 3-6 month rental deposit will be payable. Rent to be paid quarterly in advance.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



Viewing & Further Information



Neave DaSilva
01494 796054 | 07827 908926
nds@chandlergarvey.com



James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com



