



Ground Floor Offices, Unit 7 Bell Business Park, Smeaton Close, Aylesbury, HP19

8JR

**To Let | 1,157 sq ft**

MODERN GROUND FLOOR OFFICE



## Ground Floor Offices, Unit 7 Bell Business Park, Smeaton Close, Aylesbury, HP19 8JR

### TO LET

#### Summary

- Service charge: £7.28 per sq ft
- Size: 1,157 sq ft
- Rent: £22,140 per annum Plus VAT and Service Charge
- Rates payable: £9,072 per annum
- Rateable value: £21,000
- EPC: B (34)

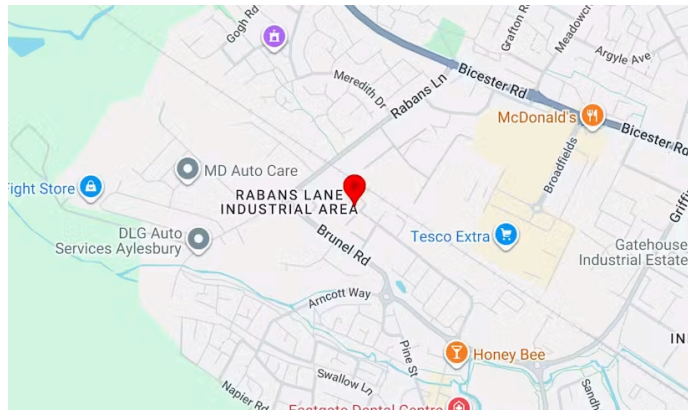
#### Further information

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

#### Viewings and Further Information



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#### Specification

- Newly refurbished
- Good parking ratio
- Fitted air-conditioning, raised floors and LED lights
- Secure site with barrier access
- Quiet location
- In close proximity to staff amenities

#### Description

Bell Business Park is a well established and modern landscaped office park offering premium office accommodation with a good parking ratio. Unit 7 is a self contained building with pristine, ready to move in accommodation over two floors. GROUND FLOOR NOW AVAILABLE. 1ST FLOOR NOW LET.

The unit benefits from 5 parking spaces per floor, toilets on both floors, a ground floor kitchen with fitted white goods, air conditioning, raised floors, LED lighting and carpeting and is situated in close proximity to Fairford Leys village centre for staff amenities.

#### Location

Bell Business Park is in the Gatehouse commercial/industrial area of Aylesbury, within a few



Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes

#### Terms

Available on a new lease direct from the Landlord on terms to be agreed.

#### Money Laundering / Identity Checks

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

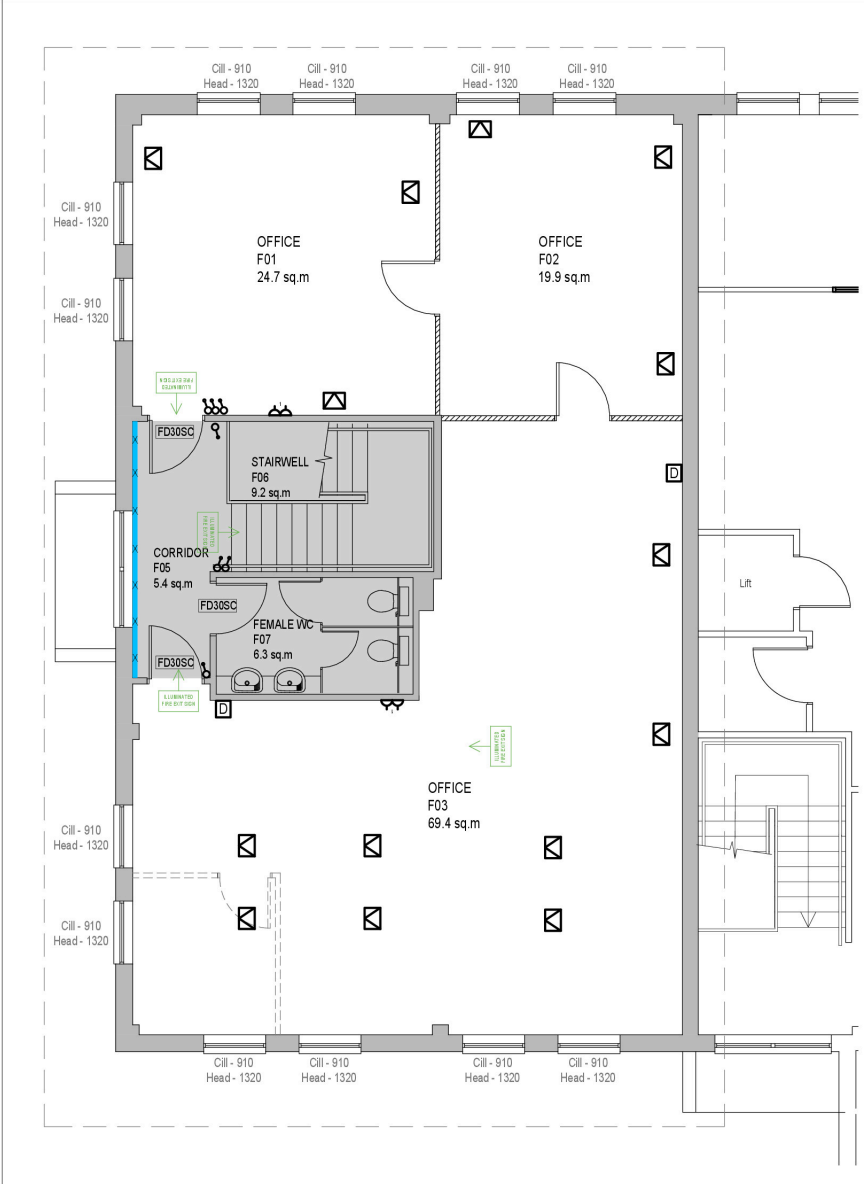
#### VAT

Applicable

#### Legal fees

Each party to bear their own costs

# Floor plan



NOTE: Figured dimensions to be worked from only. Report any discrepancies to the supervisor before proceeding. Do not scale drawing for construction purposes.  
 This drawing has been based on a limited survey of the overall dimensions of the site/building. Locations and sizes of openings and detailed features are approximate only.

KEY - EXISTING	
<b>DEMOLITIONS</b>	
• Total Usable Internal Area - 114.6 sq.m	
	Partition to be removed
	Door to be removed

POWER & DATA	
	Intercom
	Floorbox
	Light switch
	DSSO
	SSSO
	Data point

	Building Alarm Control Panel
	DDA Alarm Pull
	Plastered Soffit

KEY - EXISTING	
<b>FIRE PRECAUTIONS</b>	
	Sounder
	Smoke detector
	Fire exit sign
	Fire call point
	Emergency light
	Emergency light
	Break Glass Fire Call Point
	Fire Panel
	Fire door 30mins Self Closing
	Fire door 30mins Locked Shut



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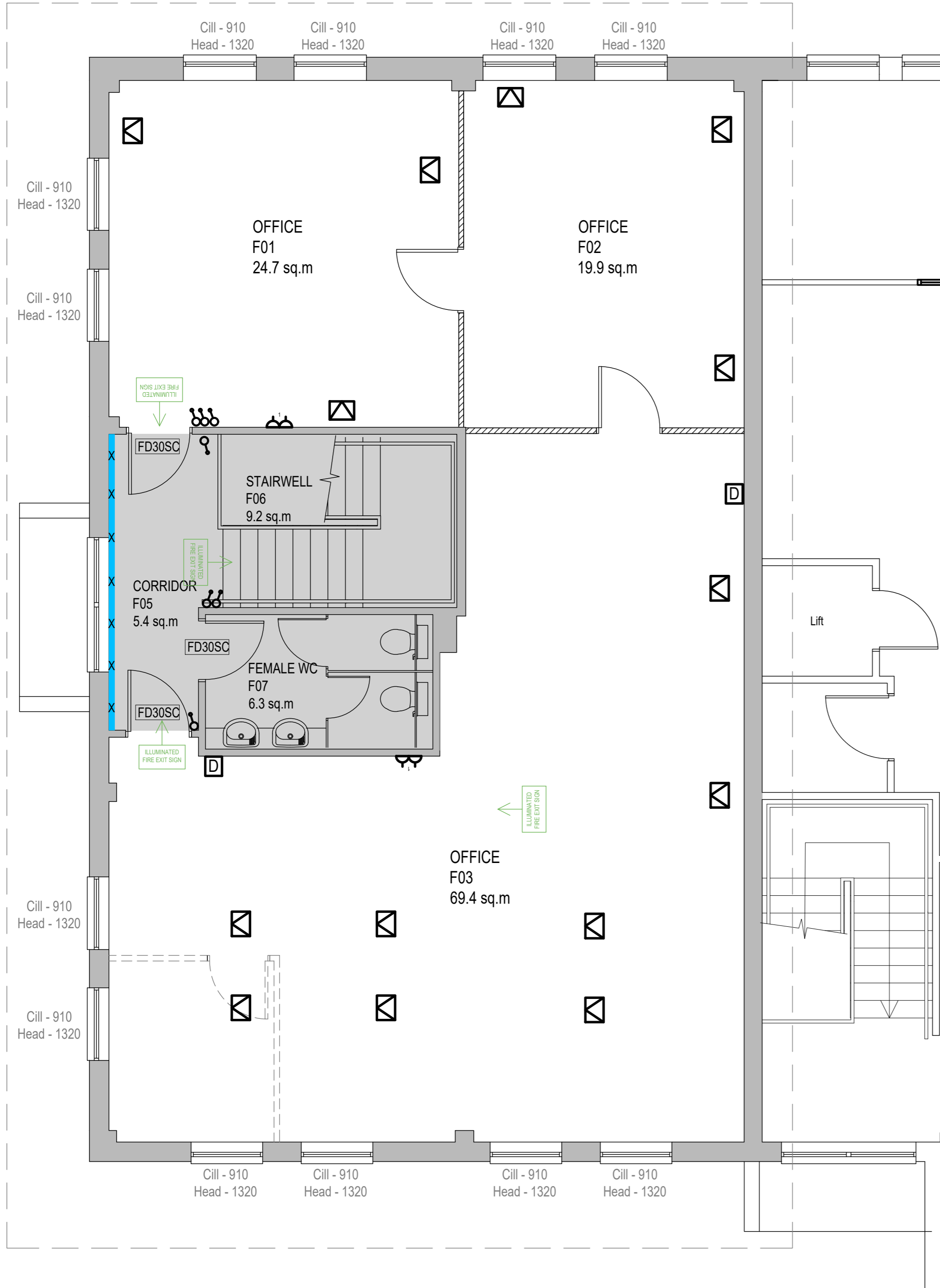
Client:	Hill Road Properties Ltd		
Project:	Unit 07, Bell Business Park, Smeaton Close, Aylesbury HP19 8JR		
Drawing Title:	First Floor Plan - Proposed GENERAL ARRANGEMENT		
Scale:	1:50@A2	Date:	April 2021
Drawn by:	AHTV		
BSA Chesters Ltd	Drawing Number:	L4670.PR.GA-01-07	Revision:
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SCALE ASSIST BAR



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