



Unit 2

Bell Business Park, Smeaton Close, Aylesbury, HP19 8JR

MODERN SECOND FLOOR OFFICES

2,559 sq ft
(237.74 sq m)

- 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

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Summary

Available Size	2,559 sq ft
Rent	£17 per sq ft Plus VAT and Service Charge
Rates Payable	£5.42 per sq ft 2023
Rateable Value	£54,000
Service Charge	£7.16 per sq ft Plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Bell Business Park is a well established and modern landscaped office park offering premium office accommodation with a good parking ratio. Unit 2 is refurbished with kitchenettes, air conditioning, raised floors, LED lighting and carpeting and are situated in close proximity to Fairford Leys village centre for staff amenities. The unit comprises first and second floor offices which offer immaculate, ready to move in accommodation and benefits from a lift in the central core and 11 parking spaces per floor. The unit also contains various glass partitions ready for private offices or meeting rooms. The common areas are covered by a service charge equating to £6.37 per sq. ft per annum. **FIRST FLOOR NOW UNDER OFFER.**

Location

Bell Business Park is in the Gatehouse commercial/industrial area of Aylesbury, within a few minutes drive from the town centre. 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

Accommodation

The accommodation comprises the following areas:

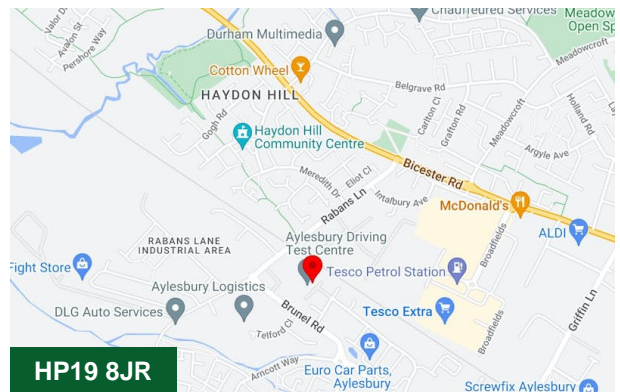
Name	sq ft	sq m	Availability
1st - Floor	2,541	236.07	Under Offer
2nd - Floor	2,559	237.74	Available
Total	5,100	473.81	

Terms

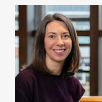
The floors are available to let together or separately on a new lease direct from the landlord.

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



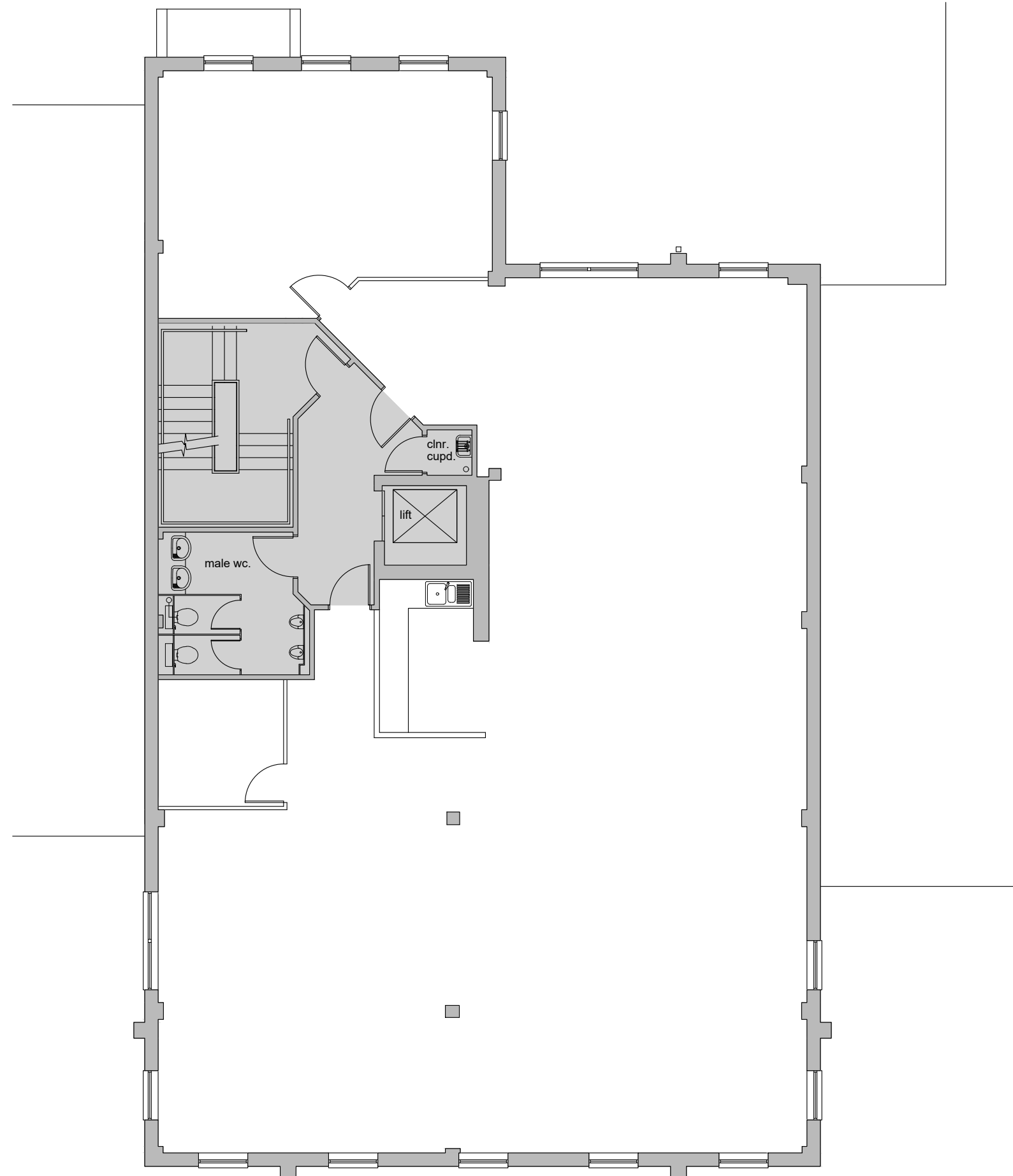
Joanna Kearvell

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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.



**UNIT 2
FIRST FLOOR**

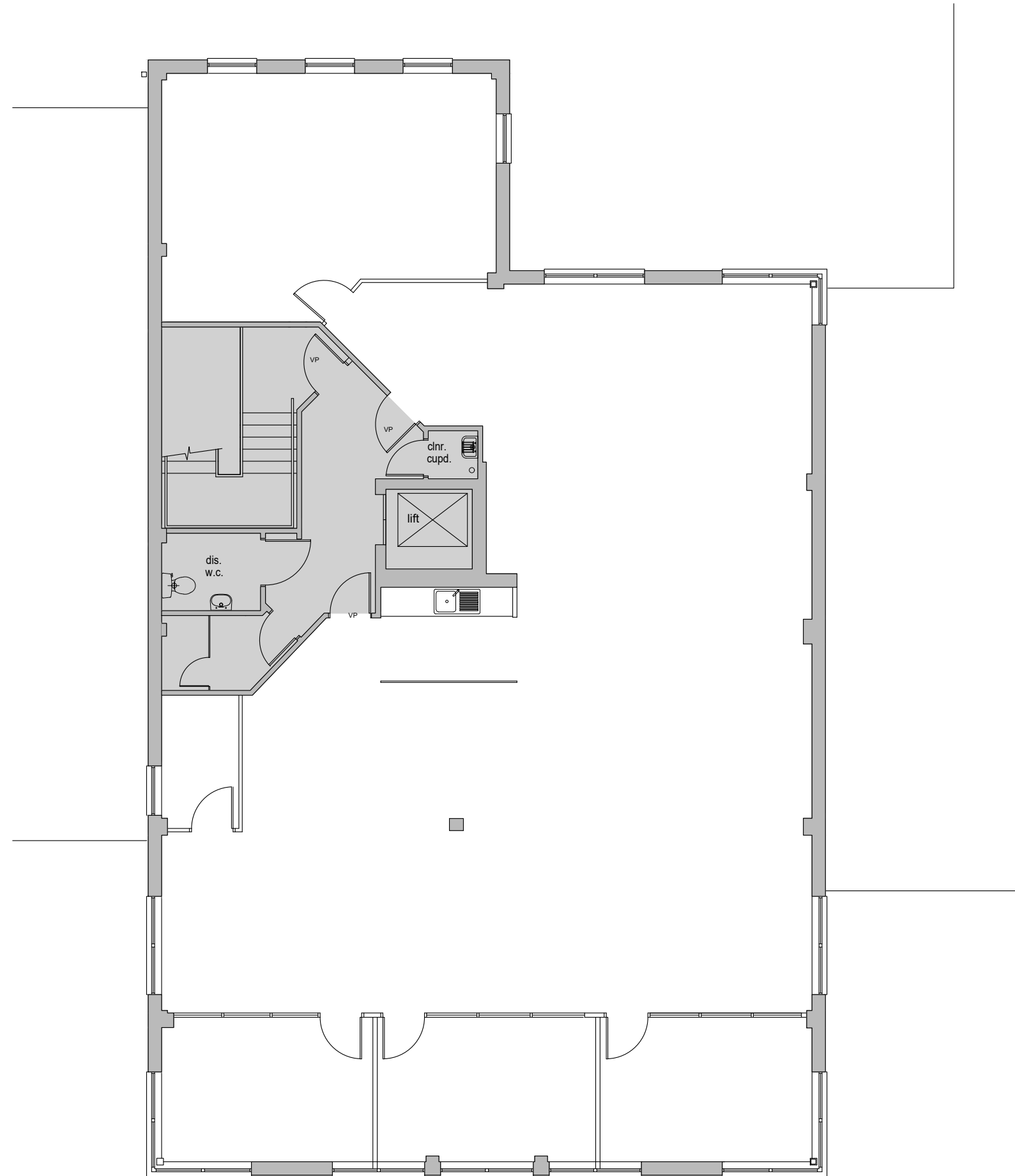


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Registered in England No: 3961563

Client: Hill Road Properties Ltd		
Project: Unit 2 Bell Business Park, Smeaton Close, Aylesbury HP19 8JR		
Drawing Title: First Floor Plan - Existing GENERAL ARRANGEMENT		
Scale: 1:100@A3	Date: May 2023	Drawn by: AH/TV
BSA Chesters Ltd	Drawing Number: L4269.GA-1G-02	Revision: -

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UNIT 2 SECOND FLOOR



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Client:		Hill Road Properties Ltd	
Project:		Unit 2 Bell Business Park, Smeaton Close, Aylesbury HP19 8JR	
Drawing Title:		Second Floor Plan - Existing GENERAL ARRANGEMENT	
Scale:	1:100@A3	Date:	May 2023
Drawn by:		AH/TV	
Drawing Number:		Revision:	
BSA Chesters Ltd		L4269.GA-2G-02	