

First Floor Offices, 34 Market Square, Aylesbury, HP20 1TW

**To Let / For Sale | 2,484 sq ft**

FIRST FLOOR TOWN CENTRE OFFICES

## First Floor Offices, 34 Market Square, Aylesbury, HP20 1TW

### TO LET / FOR SALE

#### Summary

- Size: 2,484 sq ft
- Rent: £30,000 per annum
- Price: £375,000
- Rates payable: £12,744 per annum 2026
- Rateable value: £29,500
- EPC: D (85)

#### Further information

- [Microsite](#)

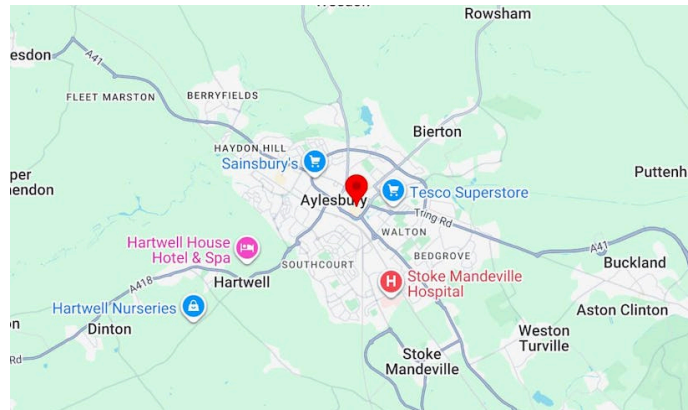
#### Viewings and Further Information



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#### Description

2,484 sq ft of first floor office accommodation in an attractive, Grade II Listed Building within the prime town centre. Private ground floor entrance. The front offices overlook Market Square, and is within minutes' walk of local amenities, shops, restaurants, banks etc.

The property benefits from a large open plan office space with meeting room and private office overlooking Market Square. There is a strong room within the property together with a large kitchen, toilets and reception area.

#### Location

The Grade II Listed property is located on Market Square in the town centre of Aylesbury, 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

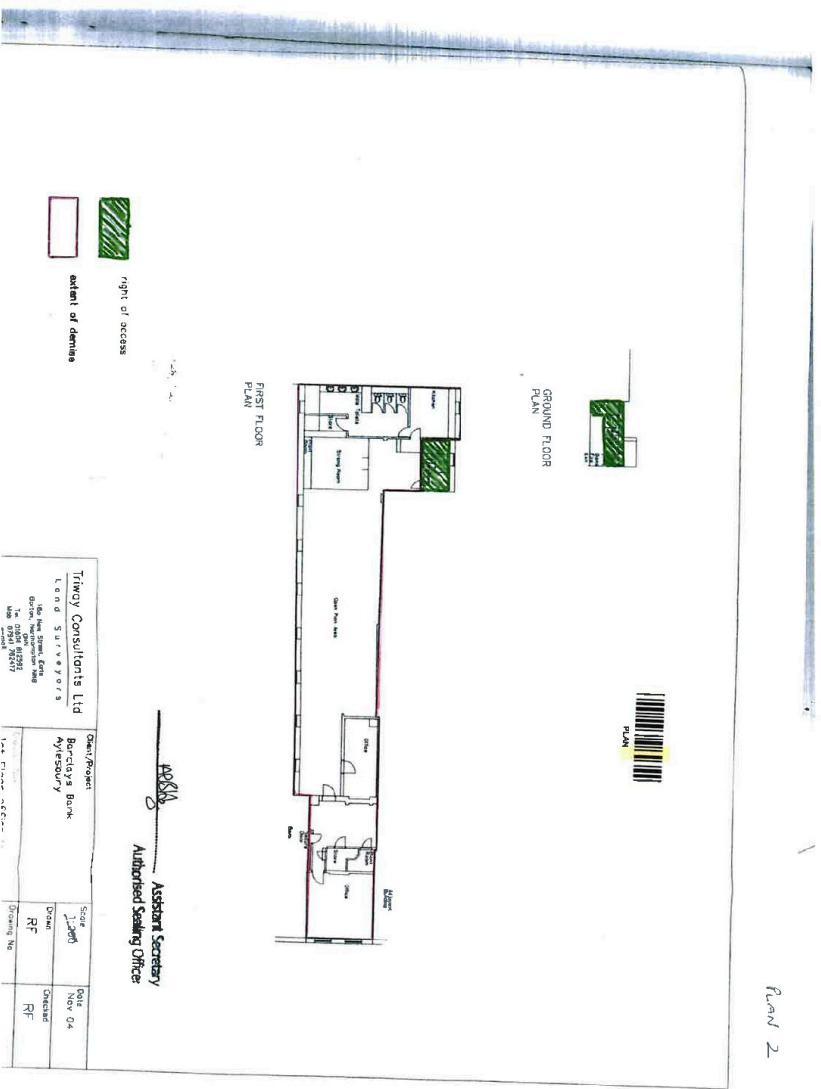
The property is available to rent on terms to be agreed. Alternatively the long leasehold is for sale with 104 years remaining on a 125 year lease from 2005.

#### VAT

Not applicable

#### Legal fees

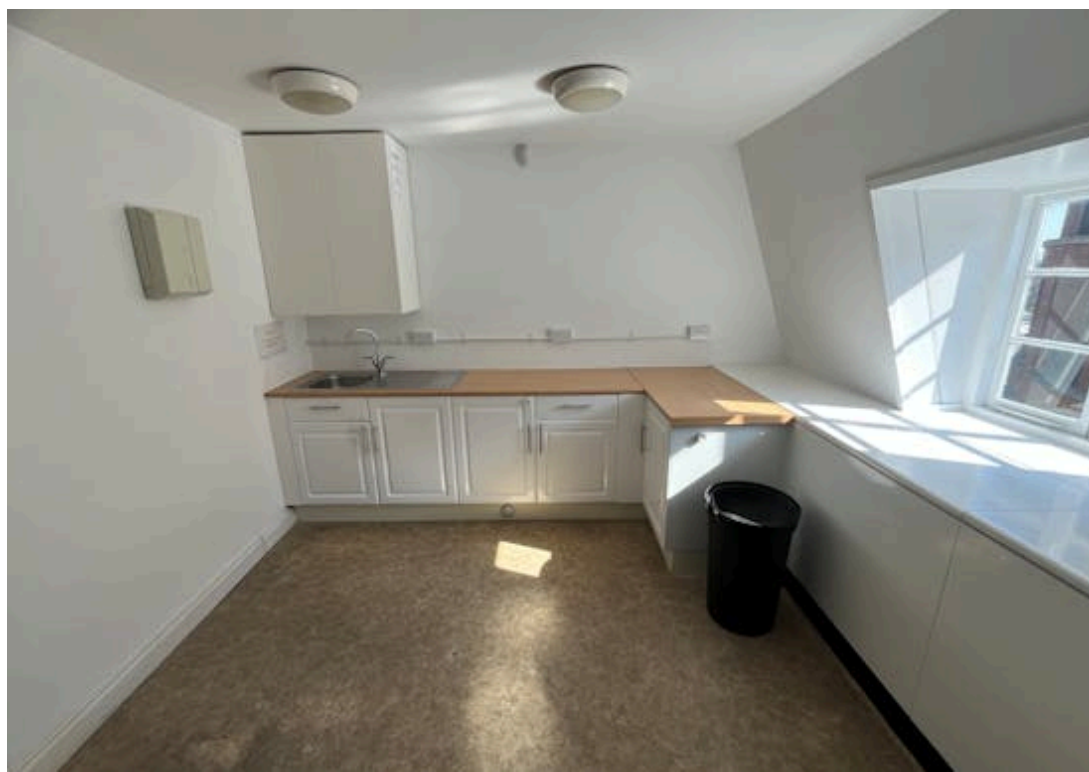
Each party to bear their own costs



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1st Floor - 06-11-07				

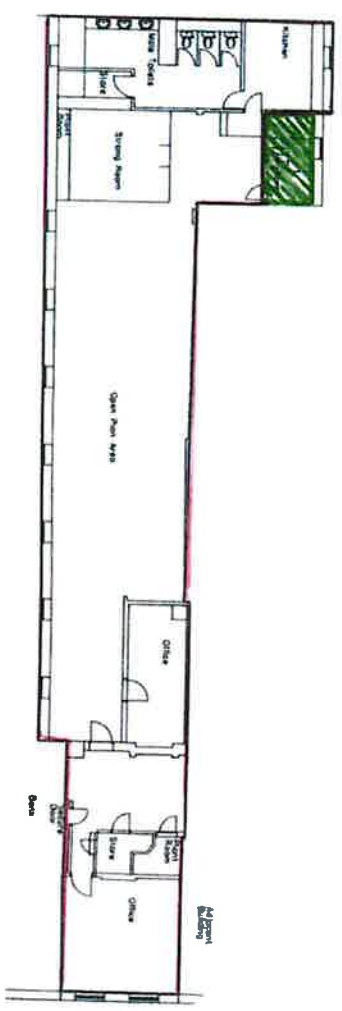
Plan 2



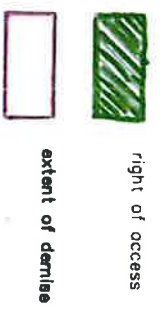




GROUND FLOOR  
PLAN



FIRST FLOOR  
PLAN

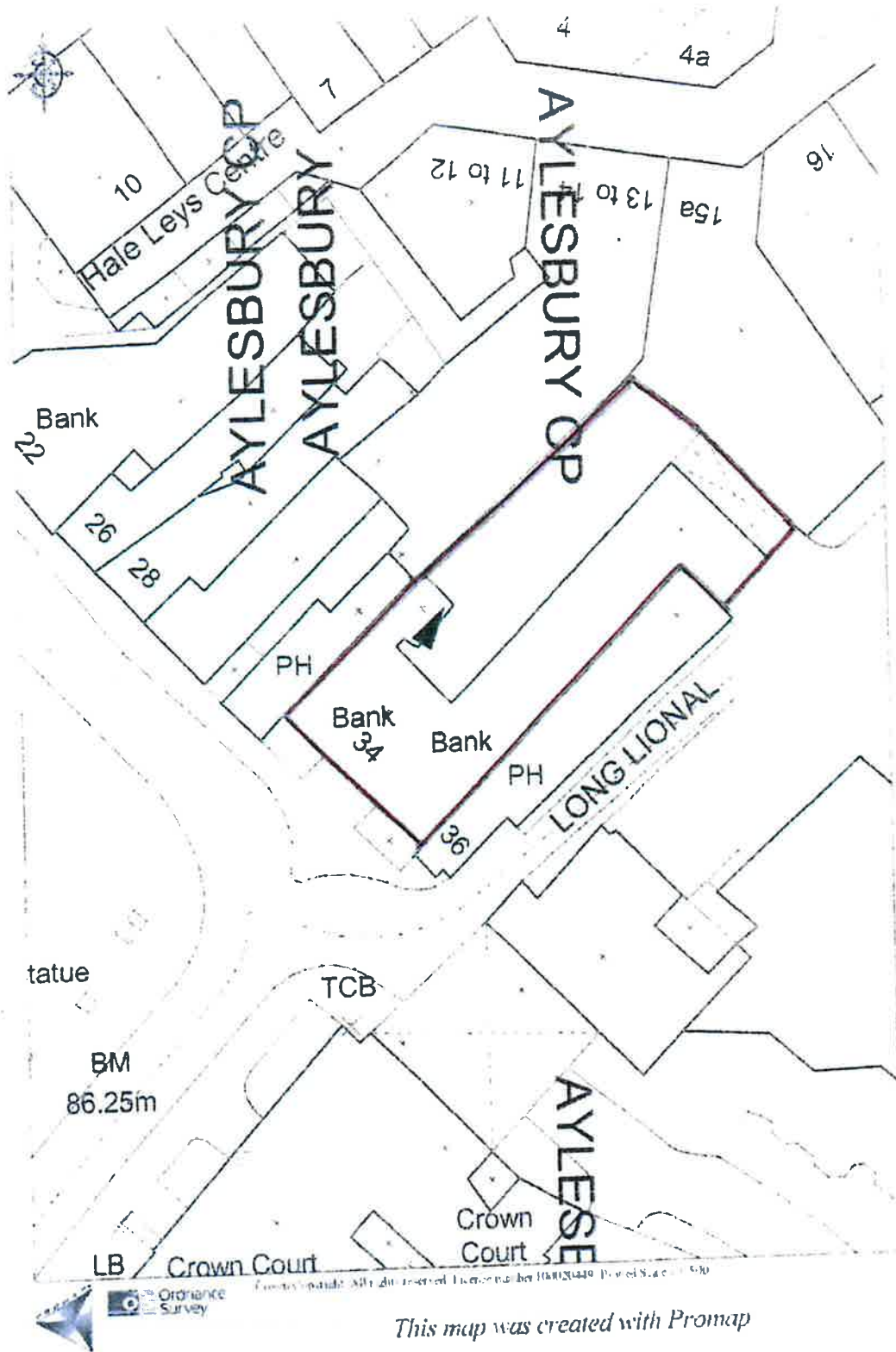


*APB/A*  
Assistant Secretary  
Authorised Sealing Officer

<b>Triway Consultants Ltd</b> Land Surveyors 18a New Street, East Barton, Northampton NN4 6 Tel: 01604 812592 Mob: 07941 782417 e-mail:		Client/Project Barclays Bank Aylesbury	Scale 1:200	Date NOV 04
Drawn RF	Checked RF	Drawing No		

Plan 1

Barclays Bank Plc, 34 Market Square, Aylesbury



*[Handwritten signature]*

Assistant Secretary  
Authorised Sealing Officer