



First Floor Offices, 1A Broadfields Court, Broadfields Retail Park, Aylesbury, HP19

8BU

**To Let | 1,455 sq ft**

FIRST FLOOR OFFICES





## First Floor Offices, 1A Broadfields Court, Broadfields Retail Park, Aylesbury, HP19 8BU

### TO LET

#### Summary

- Size: 1,455 sq ft
- Rent: £15,000 per annum Plus VAT
- Rates payable: £9,605.75 per annum 2023
- Rateable value: £19,250
- EPC: D (93)

#### Further information

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

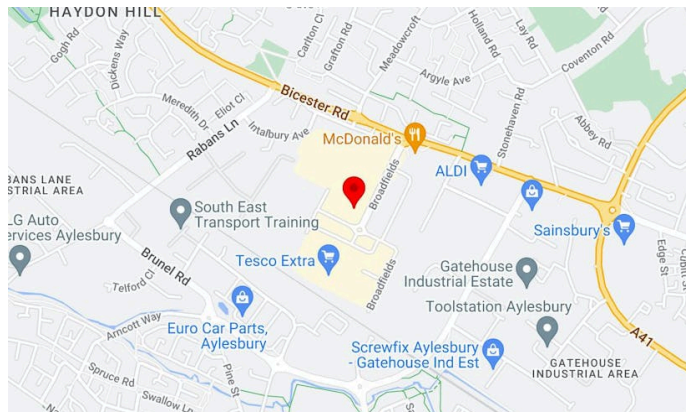
#### Viewings and Further Information



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#### Description

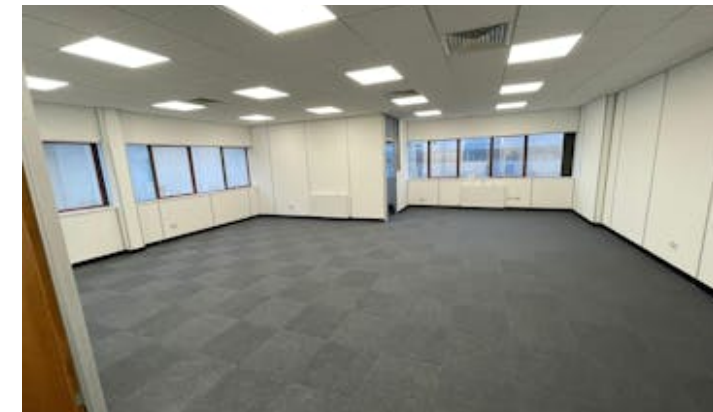
The property comprises a first-floor office suite featuring a boardroom and two private offices, with the remainder arranged as open-plan workspace. A tea point is located on the first floor, while shared toilet facilities are provided on the ground floor. Additional storage space is available in the ground floor entrance lobby.

The office suite benefits from carpeting, gas-fired central heating, and air conditioning for cooling. Other features include a door entry system and two allocated parking spaces, with additional on-street parking available nearby.

#### Location

The property is situated in a high profile location on the Broadfields Retail Park off the Bicester Road in Aylesbury, close to occupiers including TK Maxx, Halfords, Tesco, Next, National Tyres, Millennium FX etc.

Aylesbury is the County Town of Buckinghamshire, located approx. 44 miles North West of central London, 23 miles from Oxford & 15 miles south of Milton Keynes.



The town is situated on the junctions of the A41, the A413 & A418 providing easy access to the M40, M1 and M25 motorways, all of which are within a 30 minute drive. The town benefits from a direct rail service to London Marylebone with a journey time of approximately 55 minutes.

#### Terms

A new lease is available direct from the landlord.

#### Money Laundering and Identity Checks

Money laundering regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

#### VAT

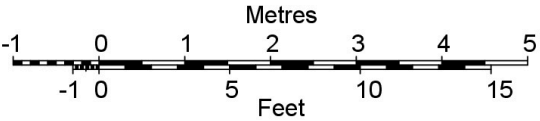
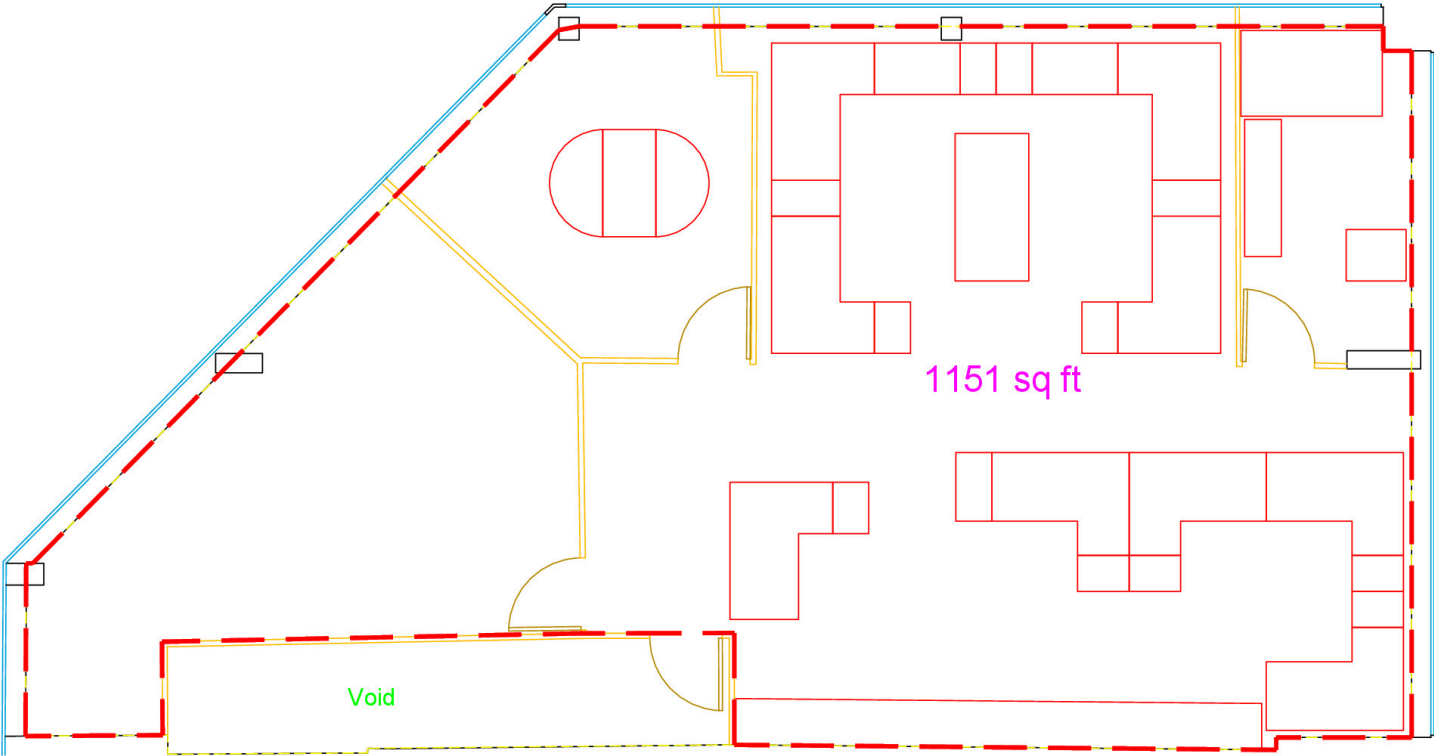
Applicable

#### Legal fees

Each party to bear their own costs

Floor plan

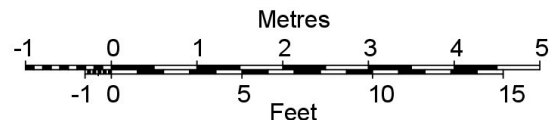
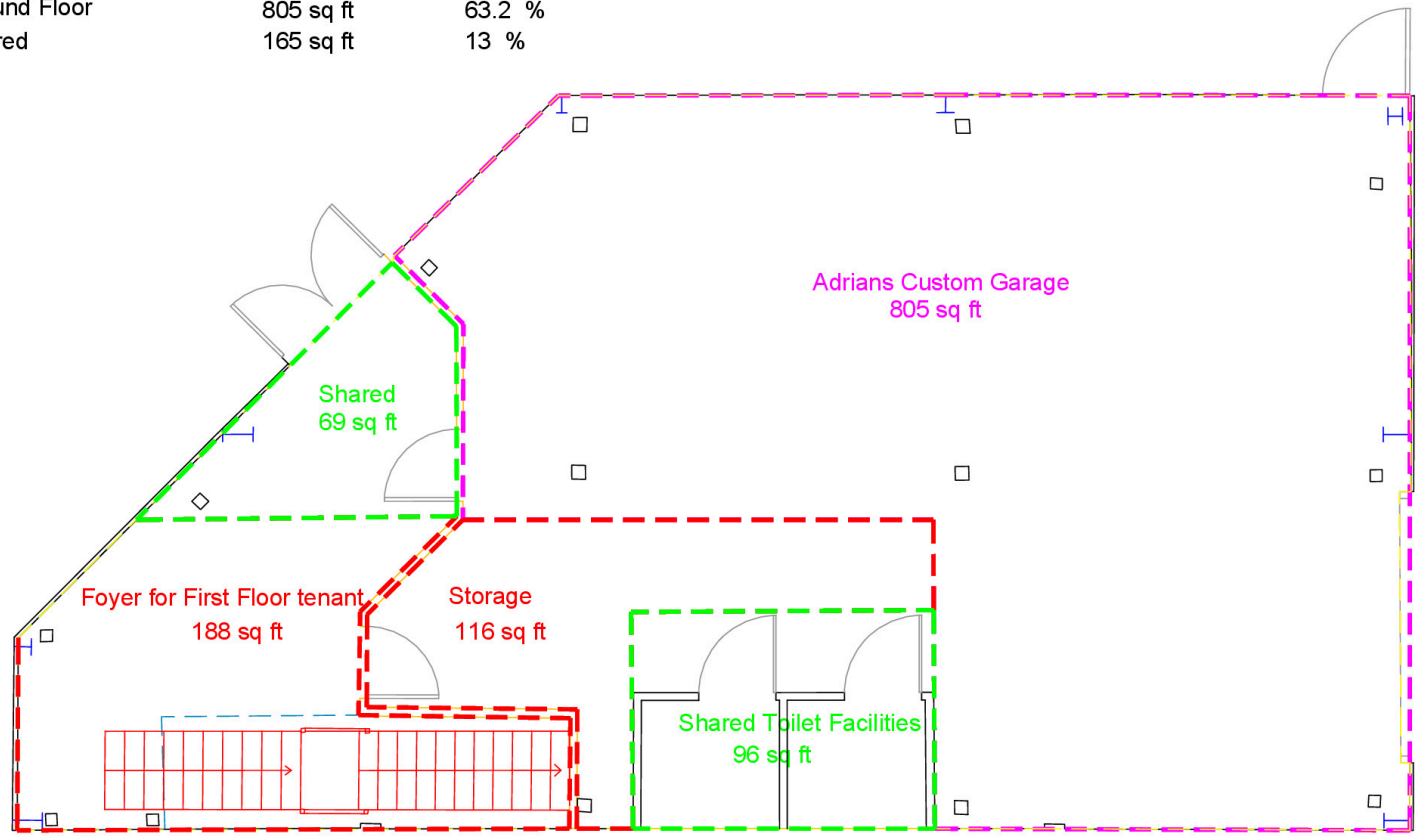
Overall Useable Area 1151 sq ft 100%  
SLC 1151 sq ft 100%



OFFICE FIRST FLOOR PLAN Scale 1:50

Floor plan

Overall Useable Area	1274 sq ft	100%
First Floor	304 sq ft	23.8 %
Ground Floor	805 sq ft	63.2 %
Shared	165 sq ft	13 %



OFFICE GROUND FLOOR PLAN Scale 1:50

