



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

TO LET

Summary

- Size: 832 sq ft
- Rent: £10,000 per annum Plus Service charge and VAT
- Rates payable: £4,536 per annum Small Business Rates Relief Direct with Buckinghamshire Council 2026
- Rateable value: £10,500
- EPC: C (54)

Further information

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

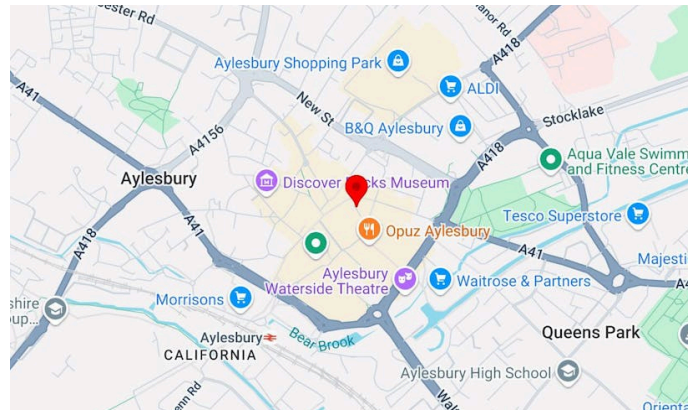
Viewings and Further Information



Neave DaSilva
07827 908926
nds@chandlergarvey.com



James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com



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.

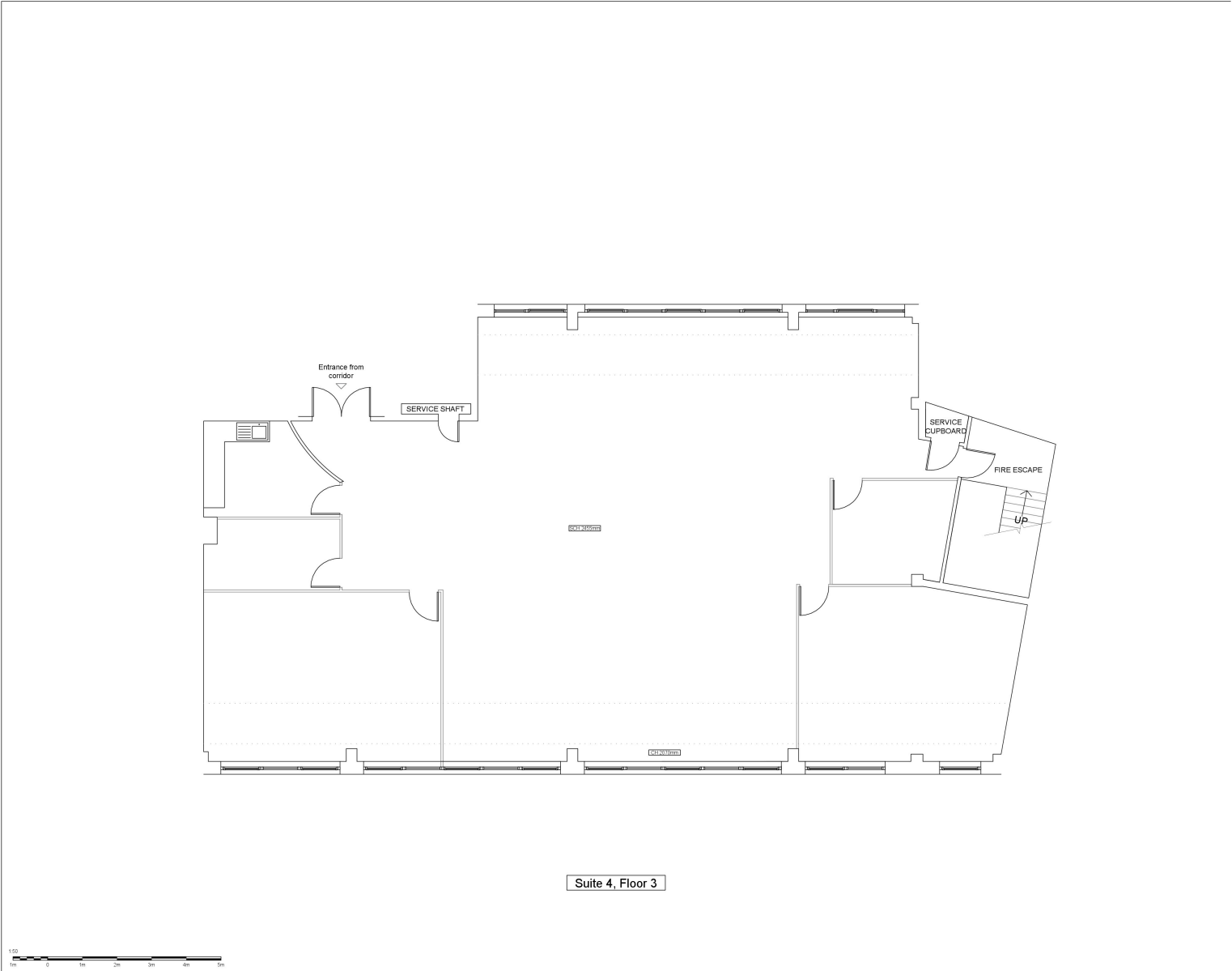
VAT

Applicable. VAT is payable on rent and service charge

Legal fees

Each party to bear their own costs

Floor plan



DO NOT SCALE FROM THESE DRAWINGS

NOTE: THESE UNITS HAVE BEEN DRAWN FROM A NON INTRUSIVE VISUAL SURVEY AND ARE DRAWN AS FITTED OUT AT TIME OF SURVEY WHERE ANY WALL COVERINGS OR SHOP FITTINGS HAVE BEEN APPLIED TO THE UNITS. THEY HAVE NOT BEEN INVESTIGATED. WALL THICKNESSES ARE THEREFORE ALSO INDICATIVE. THE RED LINE SHOWING THE EXTENT OF THE LEASEHOLD HAS BEEN APPLIED ACCORDINGLY. WALLS EXTENDING BEYOND THE SURVEYED UNIT ARE INDICATIVE OR NOT SHOWN.

Suite 4, Floor 3



REV	DATE	TECH	DESCRIPTION	CHKD

ochre
CAD Design Services
GREAT MOUNTAIN FARM
COLCHESTER ROAD
GREAT TOHAM MALDON
ESSEX CM8 9DZ
info@ochredesign.co.uk 07841334077

CLIENT
HALE LEYS
HALE LEYS LLP
128 BUCKINGHAM PALACE ROAD
LONDON
SW1W 9SA

PROJECT
HALE LEYS SHOPPING CENTRE
AYLESBURY
HP20 1ST

DRAWING TITLE
Suite 4, Floor 3
EXISTING PLAN

SCALE	1:50 @A1	DATE	1711.2022
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DRAWING NO	HLS.1089.4.01	REV	-
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DRAWING STATUS	COMPLETE
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