



1A First Floor

Walker House, George Street, Aylesbury, HP20 2HU

FIRST FLOOR OFFICE SUITE

2,250 sq ft
(209.03 sq m)

- DOUBLE ASPECT MAIN OFFICE
- PRIVATE DIRECTORS OFFICE
- BOARDROOM
- EXCELLENT NATURAL LIGHT
- SUSPENDED CEILINGS
- GAS FIRED CENTRAL HEATING
- PRIVATE KITCHENETTE

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Summary

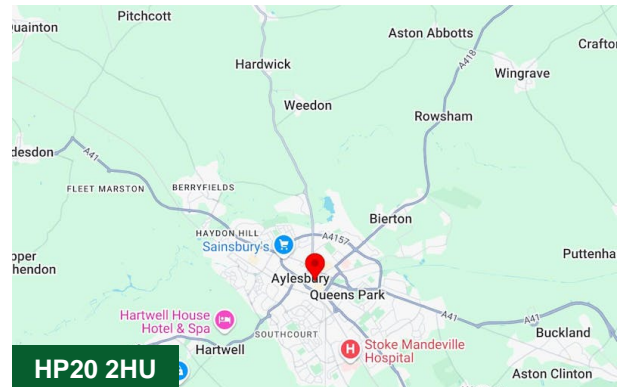
Available Size	2,250 sq ft
Rent	£14 per sq ft
Rates Payable	£5.37 per sq ft
Rateable Value	£21,750
Service Charge	£10,757.50 per sq ft
VAT	Applicable
EPC Rating	D

Description

Suite 1A, first floor, is accessed by a well-presented ground floor reception area. New lease on terms to be agreed. Rental £31,500 per annum plus VAT, Plus Service charge to cover cost of repairs and maintenance of the fabric of the building, common parts etc. Currently £10,750.50 pa. (2025)

Location

Walker House enjoys a very convenient location, just on the edge of the Conservation Area, with George Street forming the link between the old and the new town. The comprehensive facilities of the town centre, include shops, restaurants, a market place and recreational amenities, all within a 5 minute walk. The mainline railway station is about 7/8 minutes' walk, as is the bus station.



Viewing & Further Information



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