



Suite C1 Elsinore House (324 SQ FT)

43 Buckingham Street, Aylesbury, HP20 2NQ

**GOOD QUALITY
FIRST FLOOR
OFFICE SUITE 324
SQ FT**

324 sq ft
(30.10 sq m)

- Fully carpeted
- Suspended ceilings with recessed lighting
- Prominent High Street location
- on site car parking spaces
- Double Glazing
- Door Entry System
- Electric Heating
- Shared Kitchenette

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Summary

Available Size	324 sq ft
Rent	£263 per month
Business Rates	Upon Enquiry
Service Charge	£2.50 per sq ft
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	F

Description

MODERN FIRST FLOOR OFFICE SUITES AVAILABLE 324 SQ FT.

Suite C1 Elsinore House, Buckingham Street, Aylesbury offers good quality 1st floor office accommodation. The property is prominently located in the town centre within walking distance of both Hale Leys and Friars Square shopping centres, restaurants and mainline railway station to London Marylebone. The property benefits from the following amenities; Fully carpeted, Suspended ceilings with recessed lighting, Ladies and Gents WC's, Shared Kitchenette, On site car spaces, Good natural lighting, Double Glazing, Door Entry System and Electric Heating. Suite C1 measures 324 SQ FT and is available on a new internal repairing lease at £263 per month plus VAT with a service charge to cover the common parts.

Location

The property is located in Aylesbury town centre within close proximity to Friars Square and Hale Leys Shopping Centre, banks, restaurants and leisure facilities. Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead.

The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes.

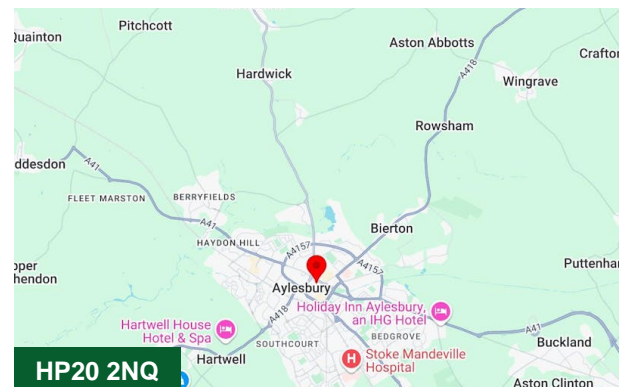
The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away, respectively. Aylesbury has a population of approximately 106,000 (within a 10 km radius - 2001 census).

Business Rates

RV £26,250. For further information regarding your Rates Payable please contact your Local Authority.

EPC

EF140

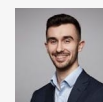


Viewing & Further Information



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