



Office Suites

Elsinore House, 43 Buckingham Street, Aylesbury, HP20 2NQ

TOWN CENTRE OFFICES WITH PARKING

1,039 to 1,236 sq ft
(96.53 to 114.83 sq m)

- Town centre offices
- On site car parking
- Central heating with radiators and comfort cooling
- Fully carpeted
- Suspended ceilings with LED lighting
- Shared kitchenette & WCs
- Various sized office suites available

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Summary

Available Size	1,039 to 1,236 sq ft
Rent	£722 - £1,750 per month Rental plus service charge plus VAT
Business Rates	TBC
Service Charge	£2.50 per sq ft plus VAT
Car Parking	Small units 1 bay. Larger units 2 bays. More parking by negotiation.
VAT	Applicable. VAT is payable on the rental and service charge
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

Good quality offices in town centre location with car parking. Available on short term lets.

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.

Accommodation

Name	sq ft	Rent	Availability
Suite - Suites A1 & A2	1,236	£1,133 /month	Available
Suite - Suite B	1,039	£845 /month	Available
Suite - Suite G2	1,785	£1,450 /month	Available
Suite - Suite H	2,153	£1,750 /month	Available
Suite - Suite D	888	£722 /month	Let
Suite - Suite C1	324	£263 /month	Under Offer
Suite - Suite C2	446	£362 /month	Let
Suite - Suite E	702	£570 /month	Let
Suite - Suite F1	256	£208 /month	Let
Suite - Suite F2	433	£352 /month	Let
Total	9,262		

Terms

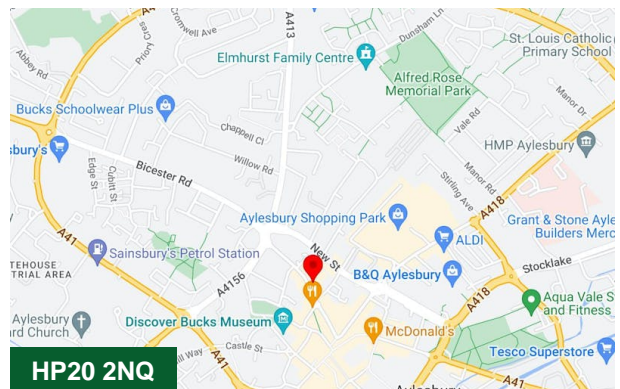
Available on new 12 month licence with mutual 3 month rolling break after 6 months by giving 3 months' notice.

Business Rates

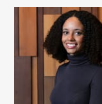
TBC

EPC

E119



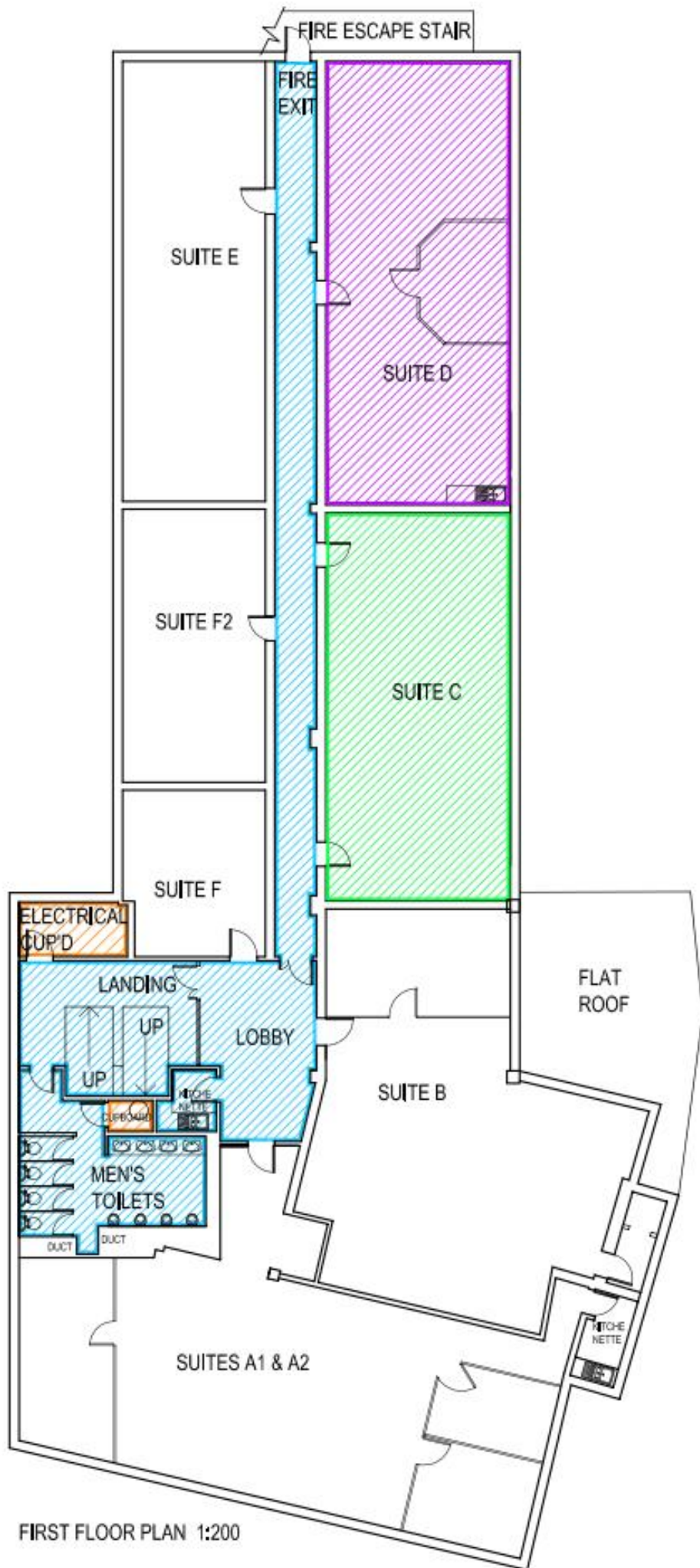
Viewing & Further Information



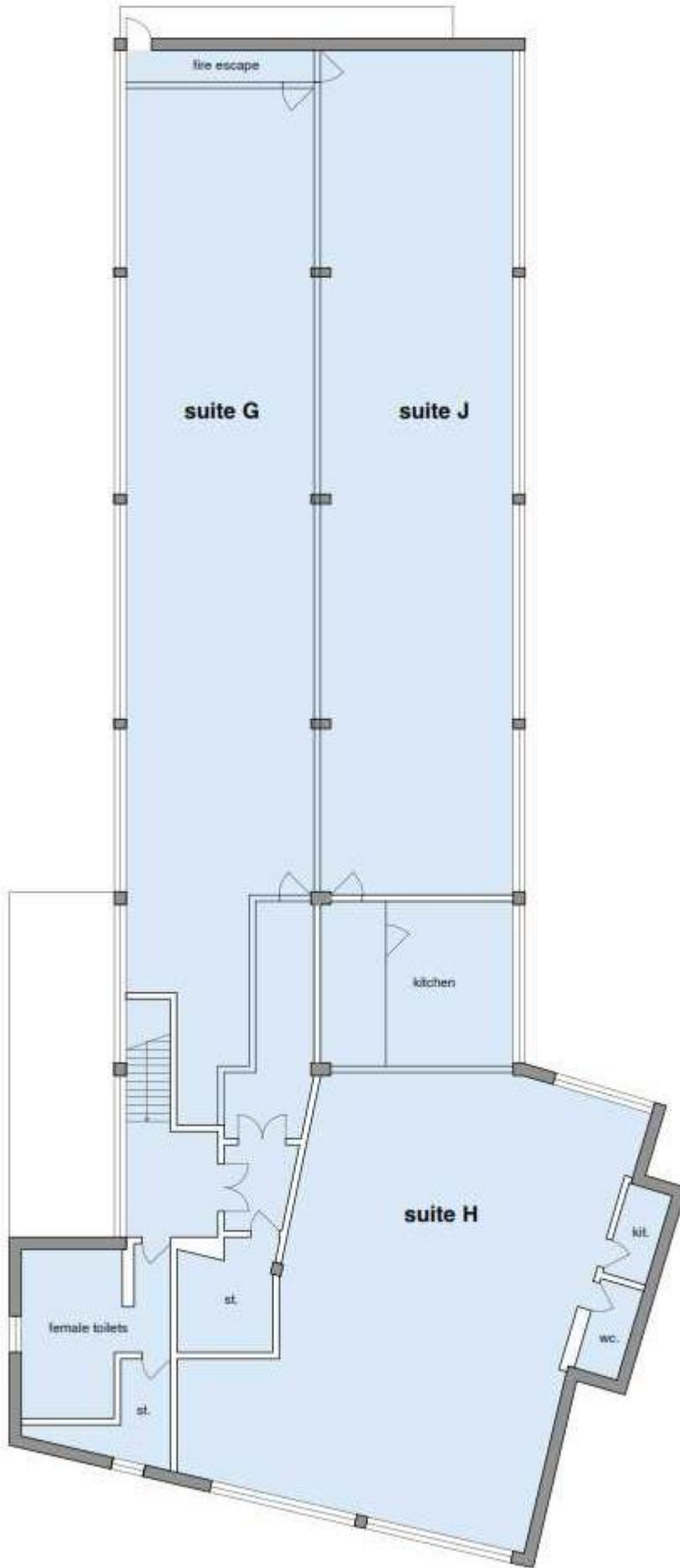
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FIRST FLOOR PLAN 1:200



2nd FLOOR PLAN