



## 1st & 2nd Floor Offices

4 Temple Street, Aylesbury, HP20 2RQ

### **SELF-CONTAINED TOWN CENTRE OFFICE**

**1,875 sq ft**  
(174.19 sq m)

- Open Plan Office
- Kitchenette
- Fully Carpeted throughout
- Partitioned offices
- Gas fired central heating with radiators

# 1st & 2nd Floor Offices, 4 Temple Street, Aylesbury, HP20 2RQ

## Summary

<b>Available Size</b>	1,875 sq ft
<b>Rent</b>	£25,500 per annum
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	Upon enquiry

## Description

Self-contained offices on the first and second floors located just a few yards from Market Square.

The first floor office provides boardroom space and there are W/C located in the corridor as well as a storage cupboard.

The second floor comprises the current tenants fit out featuring four partitioned offices. There is also a spacious open-plan office area with a kitchenette break out area.

Additionally, there are conveniently located W/C facilities in the corridor on the second floor.

## Location

The prominent corner building is at the junction of Temple Street with Bourbon Street and Market Street in the heart of the town centre. The railway and bus stations are within easy walking distance as are the town centre shops, restaurants, leisure amenities and multi-storey car park.

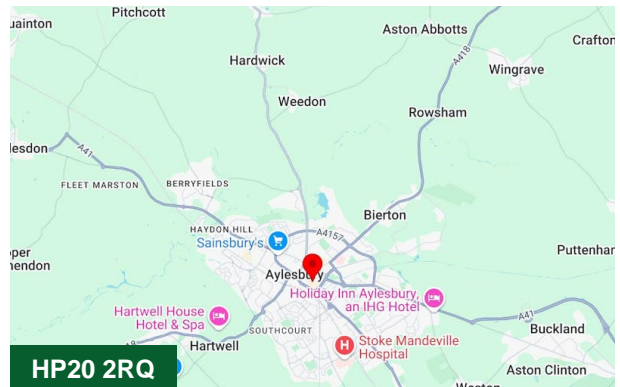
Aylesbury is the county town of Buckinghamshire and is situated approximately 40 miles to the North West of London, 20 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junction of the A41, the A413 and the A418 providing easy access to the M40, M1 and M25 motorways, all of which are within a 20 minute drive. The town benefits from a direct rail service to London Marylebone with a journey time of approximately 55 minutes.

## Terms

New lease to be agreed direct with the landlord.

## Money Laundering / 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.



## Viewing & Further Information



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