

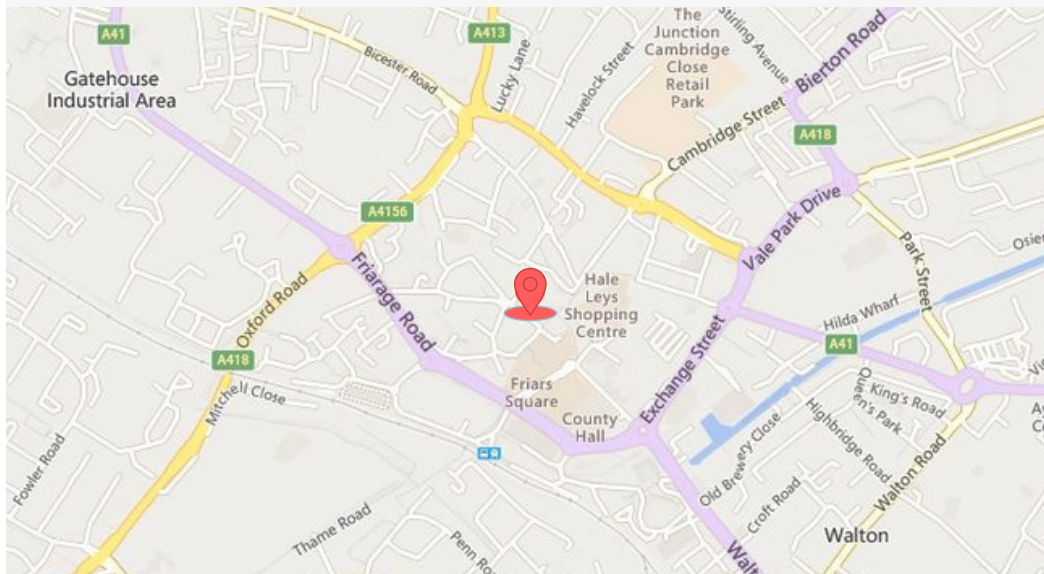
Walker House (Part First Floor) |
George Street |
Aylesbury | HP20 2HU

Office Suite To Let | 2,086 Sq.ft



Key features

- Two on-site car parking spaces
- Town centre location
- Walking distance to mainline station
- Wall mounted trunking
- Suspended ceilings
- Passenger lift



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Description

The suite comprises a predominantly central open-plan area with varying-sized partitioned offices and meeting rooms around the outer periphery, with suspended ceilings, integrated lighting, carpeting and a central heating system. The office offers an independent kitchen and comms room.

The building offers both stairwell and passenger lift access and provides male and female WC facilities within the common parts on each floor. The suite comes with 2 allocated on-site car parking spaces.

Rent

£25,000 per annum exclusive.

Accommodation

First floor (part) | 2,086 Sq.ft | 193.79 Sq.m

This floor area is approximate and has been calculated on an IPMS3 basis.

Rates

The VOA website shows an entry in the current Rating List of £20,452. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Aylesbury Vale District Council – 01296 425678.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

Location

Aylesbury, is situated approximately 44 miles to the north west of London, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A413 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are in a 20-mile radius.

The town has a mainline railway station with a direct line to London Marylebone with a journey time of approximately 55 minutes. Aylesbury is due for enormous residential expansion over the next few years and will accommodate a population in the region of 80,000 to 100,000.

EPC

The property has an EPC rating of D 86. Details available upon request.

Tenure

A new full repairing and insuring lease by way of a service charge available, for a term to be agreed.

The lease will be contracted outside the Landlord & Tenant Act 1954.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

For viewings contact

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