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AYLESBURY

MIDSHIRES BUSINESS PARK, SMEATON CLOSE, HP19 8HL

TO LET

170 sq ft to 524 sq ft

**MODERN SERVICED OFFICES – PURE OFFICES
ON POPULAR BUSINESS PARK**



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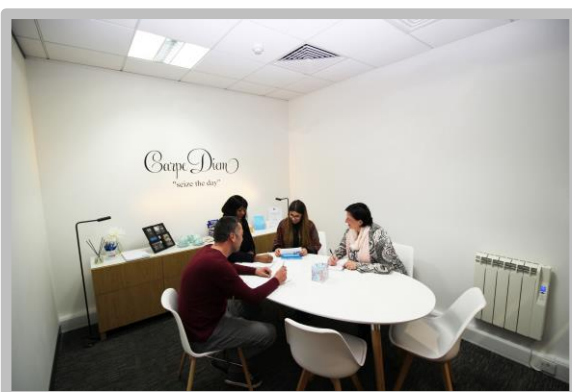
Slough

Tel: +44 (0)1753 725 700

Location

The premises are located on the popular Midshires Business Park, Commercial Area, on the western edge of Aylesbury town centre within easy access to the A418 and the A41. The A41 (M) allows easy access from Aylesbury to the M25 and the national motorway network at Kings Langley.

Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41, the A413 and 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 system to London Marylebone with a journey time of approximately 55 minutes.



Description

Pure Offices are Serviced Offices on the Midshires Park. The building benefits from the following amenities:

• Break Out Areas / kitchenettes	• Meeting Rooms
• Ample WC's	• 8 person passenger lift
• Carpeting throughout	• Board room
• Good on-site car parking	• Perimeter Trunking
• Suspended ceilings with recessed lighting	• Comms Room

Accommodation

From 170sq ft to 524 sq ft available on ground and 1st Floors.

Schedule of Availability – April 2019			
Property	Size	Rental (per month + VAT)	Status
Suite 1 (GF)	205 sq ft	£600	Available
Suite 11 (GF)	178 sq ft	£520	Available
Suite 14 (GF)	179 sq ft	£495	Available
Suite 16 (GF)	175 sq ft	£495	Available
Suite 28 (GF)	193 sq ft	£608	Available
Suite 34 (GF)	172 sq ft	£548	Available
Suite 41 (1 st Floor)	202 sq ft	£587	Available
Suite 42 (1 st Floor)	388 sq ft	£1,100	Available
Suite 45 (1 st Floor)	170 sq ft	£518	Available
Suite 47 (1 st Floor)	320 sq ft	£944	Available
Suite 48 (1 st Floor)	320 sq ft	£944	Available
Suite 62 (1 st Floor)	202 sq ft	£654	Available
Suite 69 (1 st Floor)	524 sq ft	£1570	Available

Rateable Value

TBC

Lease

Flexible Terms, to be agreed.

Energy Performance Certificate

D90

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Viewing

Chandler Garvey

Ref: Alan Chandler

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SUBJECT TO CONTRACT APRIL 2019