



## Pure Offices, Midshires House

Smeaton Close, Aylesbury, HP19 8HL

### **OFFICE SUITES AVAILABLE ON FLEXIBLE TERMS**

**69 to 1,482 sq ft**  
(6.41 to 137.68 sq m)

- Good on-site car parking
- 24 hour access
- Meeting Rooms / Chat Room
- Break Out Areas and Business Lounges
- Suspended ceilings with recess lighting
- 4 person passenger lift
- 2 large executive suites with inner office now available

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## Summary

<b>Available Size</b>	69 to 1,482 sq ft
<b>Rent</b>	£362 - £5,446 per month Inclusive of service charge but exclusive of Broadband, Electricity and VAT.
<b>Business Rates</b>	TBC
<b>Service Charge</b>	Inclusive of Service Charge
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction, however, most licences are arranged in-house.
<b>EPC Rating</b>	D

## Description

The Midshires Business Park was constructed during 2006/2007 by a local developer and now comprises up to 20,000 sq ft of serviced offices run by The Pure Offices Group. Good on-site car parking, 24 hour access, security, reception area, break out areas, conference facilities, chat rooms, WC accommodation, showers, fully carpeted offices, LED lighting. Two large executive suites now available (48 and 51) with inner office.

## 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 within 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.

## Terms

Flexible contracts with a notice period of only 3 months available.

## EPC

D90

## Accommodation

Name	sq ft	Rent
Suite - 11 (3 people)	178	£716 /month
Suite - 18 (8 people)	391	£1,505 /month
Suite - 48(8 people)	429	£1,727 /month
Suite - 49(1 person)	69	£362 /month
Suite - 57 (11 people)	558	£2,197 /month
Suite - 64 (30 people)	1,482	£5,446 /month
<b>Total</b>	<b>3,107</b>	



## Viewing & Further Information



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