



First Floor Offices

Unit 7 Bell Business Park, Smeaton Close, Aylesbury, HP19 8JR

MODERN FIRST FLOOR OFFICE

1,227 sq ft
(113.99 sq m)

- Newly refurbished
- Good parking ratio
- Fitted air-conditioning, raised floors and LED lights
- Secure site with barrier access
- Quiet location
- In close proximity to staff amenities

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Summary

Available Size	1,227 sq ft
Rent	£22,140 per annum Plus VAT and Service Charge
Rates Payable	£11.49 per sq ft 2023
Rateable Value	£28,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

Bell Business Park is a well established and modern landscaped office park offering premium office accommodation with a good parking ratio. Unit 7 is a self contained building with pristine, ready to move in accommodation over two floors. GROUND FLOOR NOW LET. The unit benefits from 5 parking spaces per floor, toilets on both floors, a ground floor kitchen with fitted white goods, air conditioning, raised floors, LED lighting and carpeting and is situated in close proximity to Fairford Leys village centre for staff amenities.

Location

Bell Business Park is in the Gatehouse commercial/industrial area of Aylesbury, within a few minutes drive from the town centre. 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

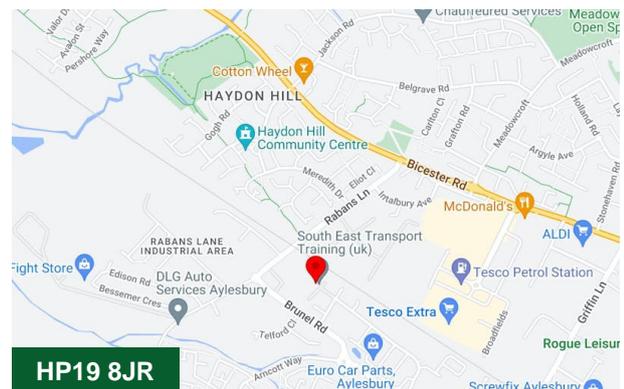
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,157	107.49	Let
1st	1,227	113.99	Under Offer
Total	2,384	221.48	

Terms

Available on a new lease direct from the Landlord on terms to be agreed.



Viewing & Further Information



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Mr Adrian Dolan (Duncan Bailey Kennedy)

NOTE: Figured dimensions to be worked from only. Report any discrepancies to the supervisor before proceeding. Do not scale drawing for construction purposes.

This drawing has been based on a limited survey of the overall dimensions of the site/building. Locations and sizes of openings and detailed features are approximate only.



KEY - EXISTING	
DEMOLITIONS	
• Total Usable Internal Area - 107.7 sq.m	
	Partition to be removed
	Door to be removed
POWER & DATA	
	Intercom
	Floorbox
	Light switch
	DSSO
	SSSO
	Data point
	Building Alarm Control Panel
	DDA Alarm Pull
	Plastered Soffit

KEY - EXISTING	
FIRE PRECAUTIONS	
	Sounder
	Smoke detector
	Fire exit sign
	Fire call point
	Emergency light
	Emergency light
	Break Glass Fire Call Point
	Fire Panel
	Fire door 30mins Self Closing
	Fire door 30mins Locked Shut

SCALE ASSIST BAR

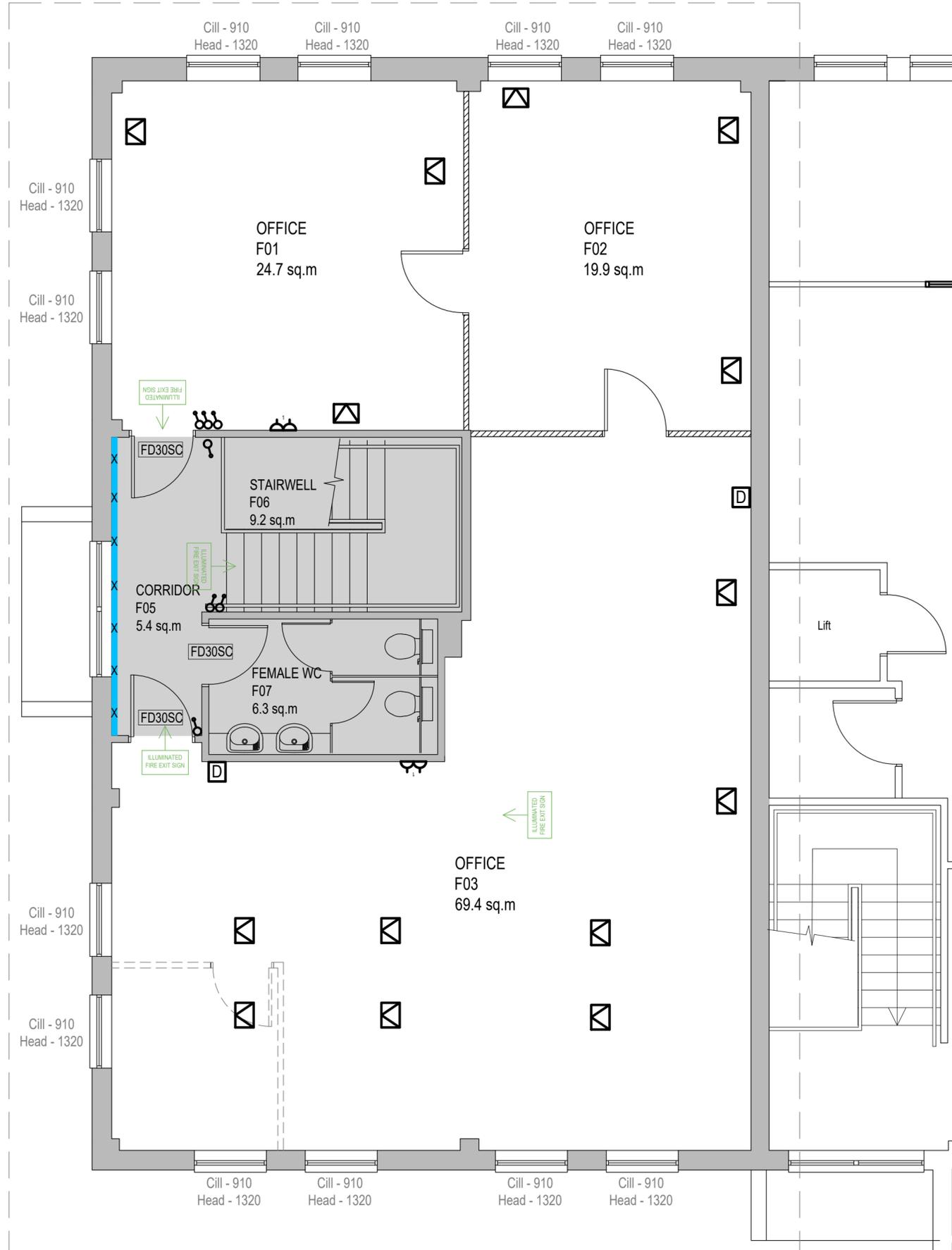


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Client:	Hill Road Properties Ltd		
Project:	Unit 07, Bell Business Park, Smeaton Close, Aylesbury HP19 8JR		
Drawing Title:	Ground Floor Plan - Proposed GENERAL ARRANGEMENT		
Scale:	1:50@A2	Date:	April 2021
Drawn by:	AH/TV		Revision:
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KEY - EXISTING	
DEMOLITIONS	
• Total Usable Internal Area - 114.6 sq.m	
	Partition to be removed
	Door to be removed
POWER & DATA	
	Intercom
	Floorbox
	Light switch
	DSSO
	SSSO
	Data point
	Building Alarm Control Panel
	DDA Alarm Pull
	Plastered Soffit

KEY - EXISTING	
FIRE PRECAUTIONS	
	Sounder
	Smoke detector
	Fire exit sign
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