



## 3rd & 4th Floors Sunley House

Oxford Road, Aylesbury, HP19 8EZ

### **FLEXIBLE OFFICE SPACE WITH ON- SITE PARKING**

**2,610 to 5,297 sq ft**  
(242.48 to 492.11 sq m)

- Good open plan space with fantastic views
- Town centre location
- Good on Site Parking
- Suspended Ceilings/Recessed lighting
- Central Heating
- 8 person passenger lift
- Manned reception area
- Walking distance of station, banks etc

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## Summary

<b>Available Size</b>	2,610 to 5,297 sq ft
<b>Rent</b>	£13.00 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	£4.20 per sq ft
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

Sunley House is prominently located on the Oxford Road in Aylesbury, within walking distance of the town centre, railway station and bus station. The available accommodation forms part of the 3rd floor of this 4-storey purpose-built office building which measures approx. 2,610 sq ft and benefits from a number of car parking spaces. Part of the 4th floor accommodation, measuring approx. 2,687 sq ft is also available.

## Location

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

Name	sq ft	sq m	Availability
3rd - Part	2,610	242.48	Available
4th - Part	2,687	249.63	Available
<b>Total</b>	<b>5,297</b>	<b>492.11</b>	

## EPC

D - 79



## Viewing & Further Information



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