



## Regent House, Serviced Offices

13-15 George Street, Aylesbury, HP20 2HU

### **REFURBISHED TOWN CENTRE SERVICED OFFICES**

**115 to 3,000 sq ft**  
(10.68 to 278.71 sq m)

- Mixture of private offices, hot desks, meeting rooms and co-working spaces
- Recessed LED lighting, air conditioning and carpeting
- WC's, shower, kitchenettes
- Walking distance of railway and bus station
- Rentals from £210 p/m
- Entire open plan second floor also available - 2,959 sq ft.

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## Summary

<b>Available Size</b>	115 to 3,000 sq ft
<b>Business Rates</b>	TBC
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	D

## Description

Regent House offers modern, flexible office space, located on the edge of the Conservation Area, close to the town centre shops and train station. The property has been comprehensively refurbished to provide high quality offices over ground, first and second floors with new carpeting, LED lighting, air conditioning, lift, shower facilities and kitchen facilities. Meeting Rooms, booth meeting pods, breakout areas etc. RENTALS FROM £210 pm.

Offices from 1-12 people plus hot-desking and co-working spaces. Open plan second floor suite of 2,959 sq ft also available. Further details including floorplans can be found at [www.regenthouse-aylesbury.co.uk](http://www.regenthouse-aylesbury.co.uk)

## Location

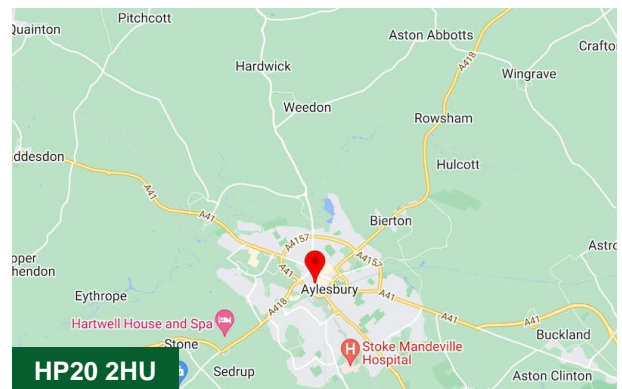
Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes.

## Accommodation

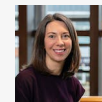
Name	sq ft	sq m	Availability
Unit - Office 103 - 3 desks	117	10.87	Available
Unit - Office 105 - 6 desks	187	17.37	Available
Unit - Office GO1 - 12 desks	539	50.07	Available
Unit - Office 101 - 4 desks	147	13.66	Available
Unit - Office 102 - 3 desks	109	10.13	Available
Unit - Office 104 - 8 desks	277	25.73	Available
Unit - Office 106 - 4 desks	125	11.61	Available
Unit - Office 107 - 4 desks	159	14.77	Available
Unit - Office 108 - 5 desks	170	15.79	Available
Unit - Office 109 - 2 desks	79	7.34	Available
Unit - Office 110 - 3 desks	120	11.15	Available
Unit - Office 111 - 6 desks	214	19.88	Available
Unit - Office 112 - 6 desks	249	23.13	Available
Unit - Office 113 - 8 desks	284	26.38	Available
2nd - 2nd Floor Open Plan Suite	2,959	274.90	Available

## EPC

D96



## Viewing & Further Information



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