



## Suite 4

Tower House, Hale Leys, Aylesbury, HP20 1SQ

### **MODERN TOWN CENTRE OFFICES**

**2,800 sq ft**  
(260.13 sq m)

- Centrally located
- Modern open plan offices
- 2 meeting rooms & reception area
- Fully carpeted
- Perimeter trunking
- Gas fired central heating
- Kitchen and storeroom & shared WC's
- Lift

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## Summary

<b>Available Size</b>	2,800 sq ft
<b>Rent</b>	£10.00 per sq ft Plus Service charge and VAT
<b>Rates Payable</b>	£9,730.50 per annum
<b>Rateable Value</b>	£19,500
<b>Service Charge</b>	£7.86 per sq ft
<b>VAT</b>	Applicable. VAT is payable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (54)

## Description

Centrally located third floor offices in Tower House which forms part of the Hale Leys Shopping Centre. Modern open plan offices with kitchen and meeting room, with a lift serving all floors, right in Aylesbury town centre with easy access to local amenities and public transport links.

Third floor offices available to let on a new lease direct from the landlord. Parking is available at local car parks.

VAT is payable on the rent and service charge. The service charge includes cleaning and maintenance of the exterior parts of the building and common parts, lift maintenance and toilets. The suite has its own electricity meter payable by the tenant.

## 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.

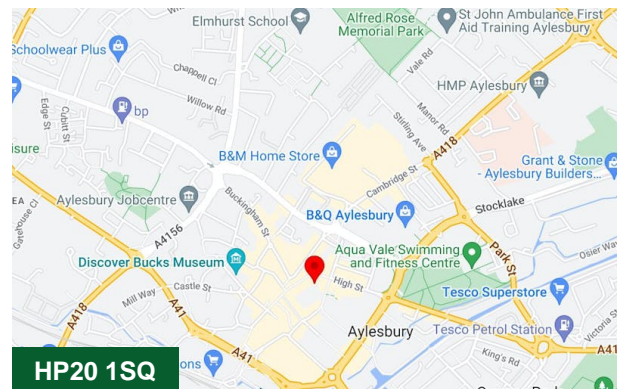
The unit is located within the Hale Leys Shopping Centre in Aylesbury Town Centre.

## Terms

A new lease for a minimum 3 year term is available from the landlord. A 3-6 month rental deposit will be payable. Rent to be paid quarterly in advance. Plus VAT.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



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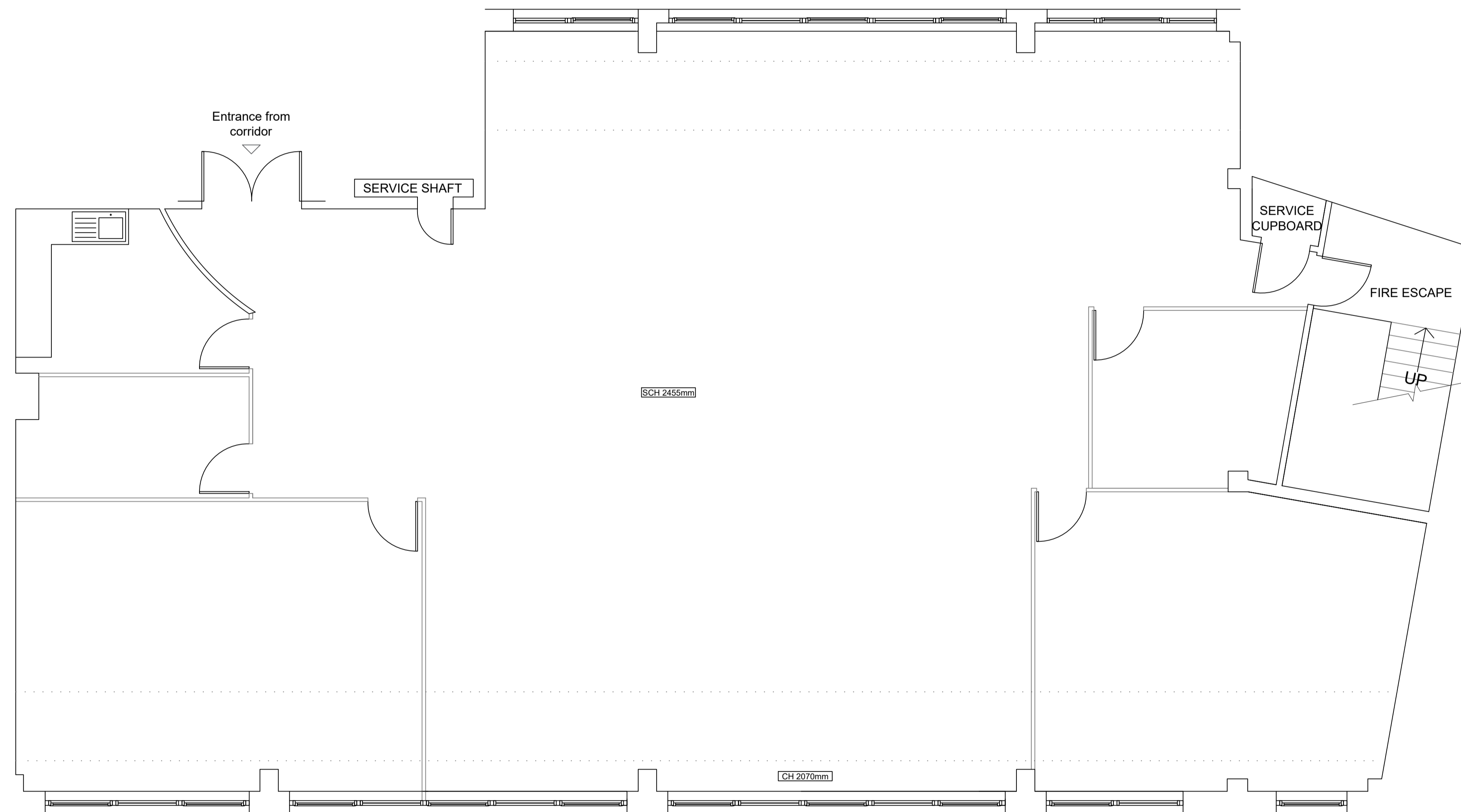
**Neave DaSilva**

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DO NOT SCALE FROM THESE DRAWINGS

NOTE: THESE UNITS HAVE BEEN DRAWN FROM A NON INTRUSIVE VISUAL SURVEY AND ARE DRAWN AS FITTED OUT AT TIME OF SURVEY. WHERE ANY WALL COVERINGS OR SHOP FITTINGS HAVE BEEN APPLIED TO THE UNITS, THEY HAVE NOT BEEN INVESTIGATED. WALL THICKNESSES ARE THEREFORE ALSO INDICATIVE. THE RED LINE SHOWING THE EXTENT OF THE LEASEHOLD HAS BEEN APPLIED ACCORDINGLY. WALLS EXTENDING BEYOND THE SURVEYED UNIT ARE INDICATIVE OR NOT SHOWN.



Suite 4, Floor 3

REV	DATE	TECH	DESCRIPTION	CHKD



GREAT MOUNTAINS FARM,  
COLCHESTER ROAD,  
GREAT TOTHAM, MALDON  
ESSEX CM9 8ED  
info@ochrecad.co.uk 07841334077

CLIENT



HALE LEYS LLP  
128 BUCKINGHAM PALACE ROAD  
LONDON  
SW1W 9SA

PROJECT

HALE LEYS SHOPPING CENTRE  
AYLESBURY  
HP20 1ST

DRAWING TITLE

Suite 4, Floor 3  
EXISTING PLAN

SCALE 1:50 @A1 DATE 1711.2022

DRAWING NO. HLS.1089.4.01 REV. -

DRAWING STATUS COMPLETE

