



chandler
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TO LET



First Floor Office 17

Claydon House Serviced Offices, 1 Edison Road, Aylesbury, HP19 8TE

SERVICED OFFICE TO LET

576 sq ft
(53.51 sq m)

- Free on site car parking
- Central heating
- Recessed lighting
- Fully carpeted
- Perimeter trunking
- Rentals include power and light.
Telecoms/Broadband available at additional cost.

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Summary

Available Size	576 sq ft
Rent	£1,395 per month Inclusive of Service Charge, Utilities, Business Rates
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)



Description

A brick built property, constructed during the early 1980's, currently being run as a modern business centre, and offers competitively priced serviced offices. The centre consists of 17 suites arranged over 2 floors, some of which are fully furnished with air-handling facilities and excellent natural light. There is a permanent manned reception, meeting room, WC/Kitchen facilities and good parking.

Suite 17 is 576 sq ft - Rental is £1395 pcm, inclusive of utilities, service charge etc.

Location

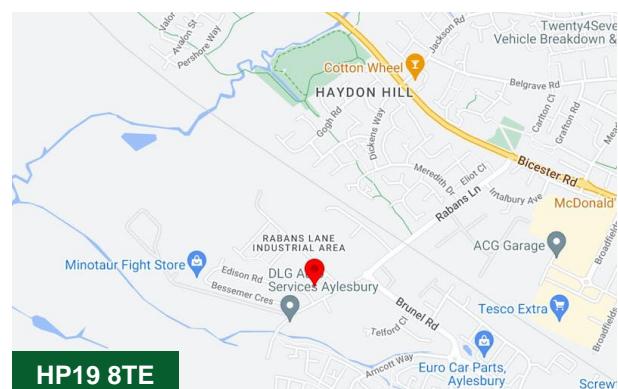
Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes.



Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
1st - Office 17	576	53.51	£1,395 per month Plus VAT	Available
Total	576	53.51		



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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