



Regent House Second floor offices

13-15 George Street, Aylesbury, HP20 2HU

REFURBISHED TOWN CENTRE OFFICES

2,959 sq ft
(274.90 sq m)

- Entire open plan second floor available - 2,959 sq ft.
- Recessed LED lighting, air conditioning and carpeting
- WC's, shower, kitchenettes
- Walking distance of railway and bus station

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Summary

Available Size	2,959 sq ft
Rent	£18 per sq ft Plus service charge
Business Rates	TBC
Service Charge	£5 per sq ft Excluding utilities
VAT	Not applicable. VAT is not payable on the rent
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	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.

Open plan second floor suite of 2,959 sq ft available from 1st December 2023. Further details including floorplans can be found at www.regenthouse-aylesbury.co.uk

Second floor suite available to let on traditional lease terms - £18 per sq ft plus service charge.

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

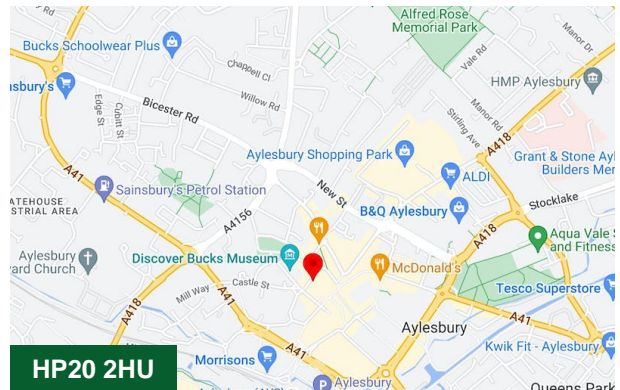
Name	sq ft	sq m	Availability
2nd - 2nd Floor Open Plan Suite	2,959	274.90	Available

Business Rates

TBC

EPC

B41



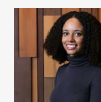
Viewing & Further Information



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