



Regent House Ground floor offices

13-15 George Street, Aylesbury, HP20 2HU

REFURBISHED TOWN CENTRE OFFICES

539 to 1,485 sq ft
(50.07 to 137.96 sq m)

- Two Ground floor suites available which could be combined to give one suite of 2,024 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	539 to 1,485 sq ft
Rent	£4,600 per month Plus service charge and VAT
Business Rates	TBC
Service Charge	£5 per sq ft Excluding utilities
VAT	Applicable. VAT is payable on the service charge and rent
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	B (41)

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.

Two ground floor suites available to let on minimum 3 year leases; G03 - 539 sq ft with its own tea point. G04 includes large boardroom and open plan office with kitchen - 1,485 sq ft. Further details including floorplans can be found at 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

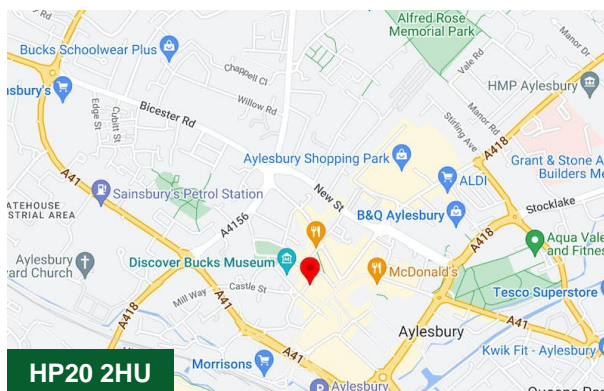
Name	sq ft	sq m	Availability
Ground - G04	1,485	137.96	Available
Ground - G01	539	50.07	Available

Terms

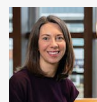
Available on a new lease direct from the Landlord - minimum term 3 years.

EPC

B41



Viewing & Further Information



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