



Unit 3 Midshires Business Park

Smeaton Close, Aylesbury, HP19 8HL

MODERN TWO STOREY OFFICE / BUSINESS UNIT TO LET / FOR SALE

1,138 to 2,352 sq ft
(105.72 to 218.51 sq m)

- Available as a whole or separate floors on flexible terms from 12 months
- Long Leasehold available for sale - 126 years remaining
- Open plan offices with kitchen & WC facilities on each floor
- New LED lights & air conditioning on each floor
- 9 parking spaces in total

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Summary

Available Size	1,138 to 2,352 sq ft
Rent	£21,500.00 - £43,000.00 per annum Plus Service Charge and VAT
Price	Offers in excess of £500,000.00
Rates Payable	£8.43 per sq ft 2023
Rateable Value	£39,750
Service Charge	£1,677.27 per annum 2023
VAT	Applicable
EPC Rating	D (82)

Description

AVAILABLE TO LET ON A FLOOR BY FLOOR BASIS ON FLEXIBLE TERMS, MINIMUM 12 MONTHS. The Midshires Business Park was constructed during 2006/2007. Unit 3 is a mid-terraced business unit on the left side of the estate, providing a two storey office building which could be used for alternative leisure and health uses including physiotherapy, dental surgery and training facility.

The specification includes carpeting, ceiling mounted air conditioning units, suspended ceilings, perimeter trunking, toilets on ground and first floors, kitchenette on each floor. New LED lighting has been fitted across both floors. The office is currently fitted out with two private offices and a boardroom at first floor level, together with a separate, air conditioned server room. Total of 9 parking spaces.

The property is available to let on flexible terms with a minimum period of 12 months. The remaining 126 year long leasehold is also for sale.

Location

Aylesbury is situated approximately 44 miles to the North West of London, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A413 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are within a 20 mile radius. The town has a mainline railway station with a direct line to London Marylebone with a journey time of approximately 55 minutes.

Accommodation

The accommodation comprises the following areas:

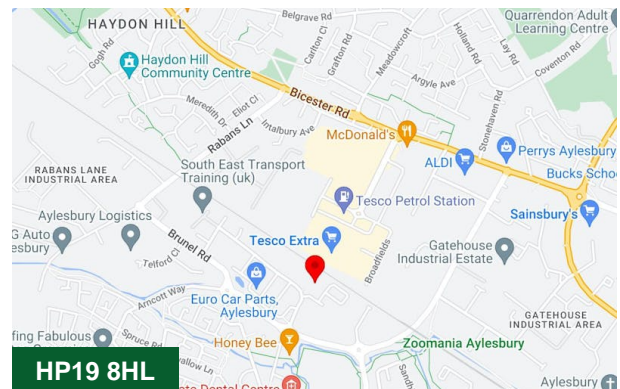
Name	sq ft	sq m	Availability
Ground	1,214	112.78	Available
1st	1,138	105.72	Available
Total	2,352	218.50	

Terms

The property is available to let on a new lease direct from the landlord. The property can be let as a whole or on a floor by floor basis. Flexible 12 month minimum term. The remaining 126 year long leasehold is also for sale.

Money Laundering / Identity Checks

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



Viewing & Further Information



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