



## Office Suites

Elsinore House, 43 Buckingham Street, Aylesbury, HP20 2NQ

### TOWN CENTRE OFFICES WITH PARKING

1,039 to 1,236 sq ft  
(96.53 to 114.83 sq m)

- Town centre offices
- On site car parking
- Central heating with radiators and comfort cooling
- Fully carpeted
- Suspended ceilings with LED lighting
- Shared kitchenette & WCs
- Various sized office suites available

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## Summary

<b>Available Size</b>	1,039 to 1,236 sq ft
<b>Rent</b>	£722 - £1,750 per month Rental plus service charge plus VAT
<b>Business Rates</b>	TBC
<b>Service Charge</b>	£2.50 per sq ft plus VAT
<b>Car Parking</b>	Small units 1 bay. Larger units 2 bays. More parking by negotiation.
<b>VAT</b>	Applicable. VAT is payable on the rental and service charge
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E

## Description

Good quality offices in town centre location with car parking. Available on short term lets.

## Location

The property is located in Aylesbury town centre within close proximity to Friars Square and Hale Leys Shopping Centre, banks, restaurants and leisure facilities. 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.

## Accommodation

Name	sq ft	Rent	Availability
Suite - Suites A1 & A2	1,236	£1,133 /month	Available
Suite - Suite B	1,039	£845 /month	Available
Suite - Suite G2	1,785	£1,450 /month	Available
Suite - Suite H	2,153	£1,750 /month	Available
Suite - Suite D	888	£722 /month	Let
Suite - Suite C1	324	£263 /month	Under Offer
Suite - Suite C2	446	£362 /month	Let
Suite - Suite E	702	£570 /month	Let
Suite - Suite F1	256	£208 /month	Let
Suite - Suite F2	433	£352 /month	Let
<b>Total</b>	<b>9,262</b>		

## Terms

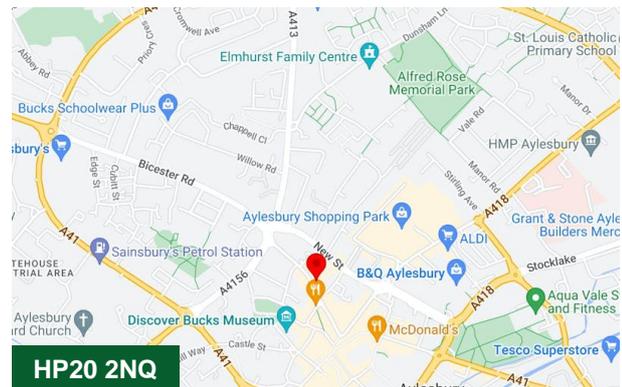
Available on new 12 month licence with mutual 3 month rolling break after 6 months by giving 3 months' notice.

## Business Rates

TBC

## EPC

E119



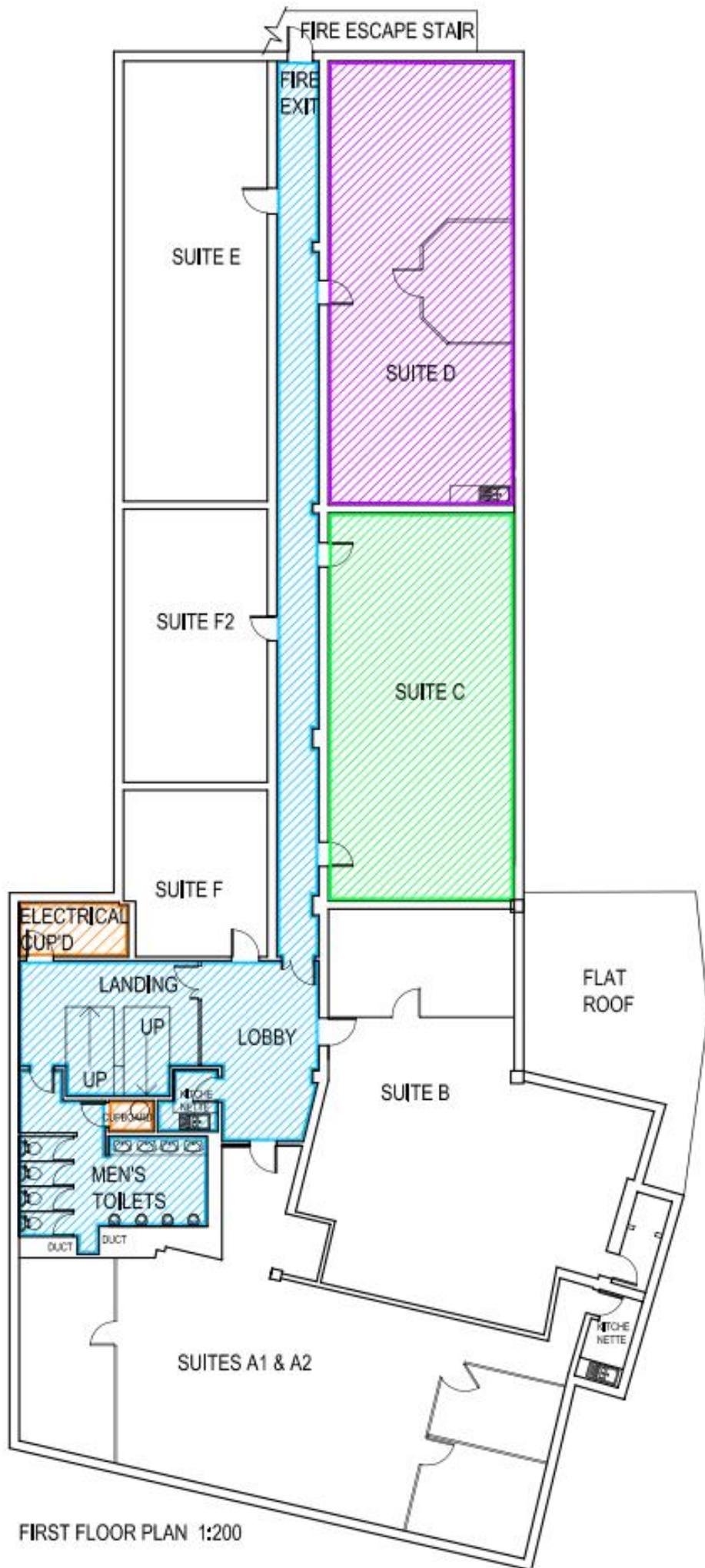
## Viewing & Further Information



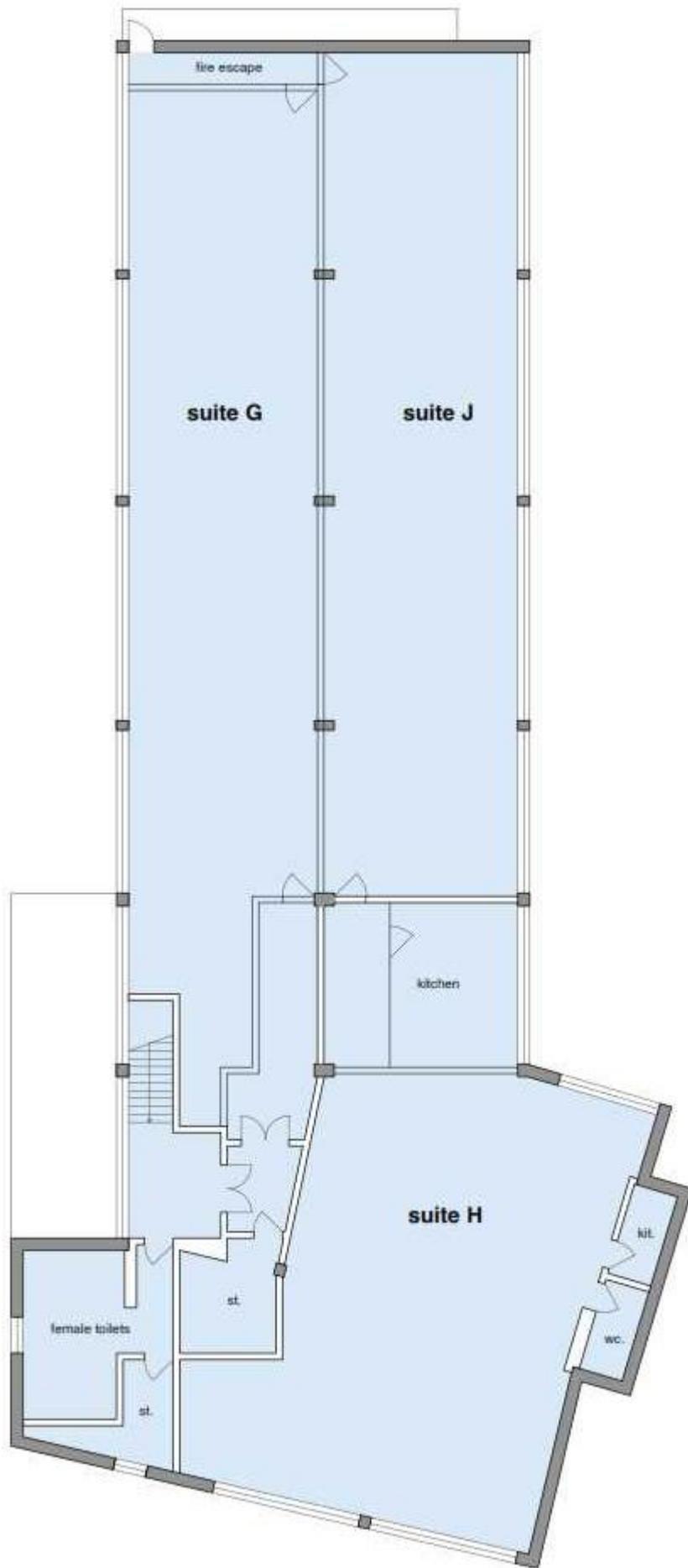
**Neave DaSilva**

07827 908926

nds@chandlergarvey.com



FIRST FLOOR PLAN 1:200



**2<sup>nd</sup> FLOOR PLAN**