



Claydon House

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

SERVICED OFFICES

138 to 576 sq ft
(12.82 to 53.51 sq m)

- Free on-site car parking
- Meeting room
- Central heating
- Recessed lighting
- Communal kitchen facilities
- WC accommodation
- Reception area

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Summary

Available Size	138 to 576 sq ft
Rent	£320.00 - £1,395.00 per month Including service charge and utilities. Plus VAT
Business Rates	These units qualify for small business rates relief where applicable
Service Charge	Included in rental plus VAT
VAT	Applicable. VAT is payable on the rent.
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction, however, most licences are arranged in-house.
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. Please note the photos shown are of an example suite. Unit 10 (196 sq ft), Unit 11 (138 sq ft) and Unit 17 (576 sq ft) are now available To Let.

Location

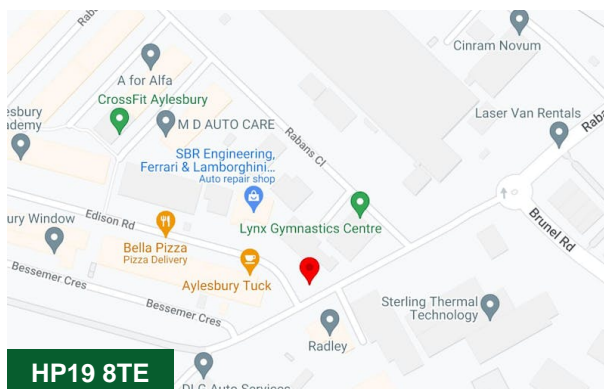
Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles 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

Name	sq ft	sq m	Rent	Availability
Unit - 10	196	18.21	£485 /month Plus VAT	Available
Unit - 11	138	12.82	£320 /month Plus VAT	Available
Unit - 17	576	53.51	£1,395 /month Plus VAT	Available
Total	910	84.54		

Terms

The suites are available on a flexible licence from 12 months.



Viewing & Further Information



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