



First Floor Offices

Milton House, Gatehouse Road, Aylesbury, HP19 8EL

MODERN FIRST FLOOR OFFICES

1,037 sq ft
(96.34 sq m)

- Separate Access
- Gas central heating
- Fully carpeted
- Perimeter trunking
- Board room, private office, open plan office
- Kitchen and WC facilities
- Alternative E Class uses permitted including medical and leisure

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Summary

Available Size	1,037 sq ft
Rent	£15,555 per annum Plus service charge, buidling insurance and VAT
Rates Payable	£4,341.30 per annum 2023
Rateable Value	£8,700
Service Charge	£600 per annum Fire alarm servicing, window cleaner, gardener and building insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

The property comprises a 2-storey brick-built office building set within a large car park area accessed directly from Gatehouse Road.

The first floor is accessed via a side door and comprises gas central heating, carpeting and perimeter trunking. Providing open plan office space, board room, private office, storeroom, kitchen, and male and female WCs. Alternative E Class Uses permitted - Medical and Leisure. The property also benefits from LED ceiling mounted lights. Externally there is parking to the front and rear of the property. Available from June 2024

Location

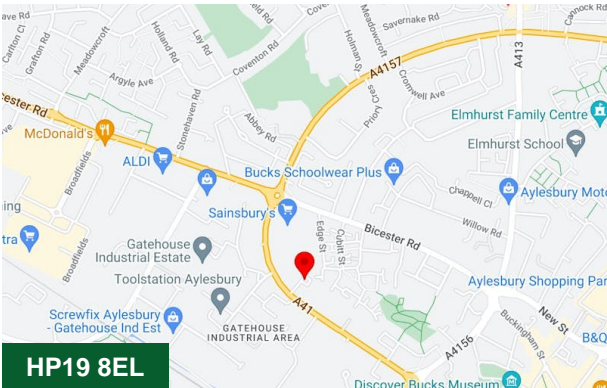
Milton House is set back off Gatehouse Road, adjacent to the Honda Garage and the new Sainsburys Supermarket. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20-minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes.

Terms

A new Lease is available direct from the Landlord on terms to be agreed

Money Laundering and Identity Checks

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



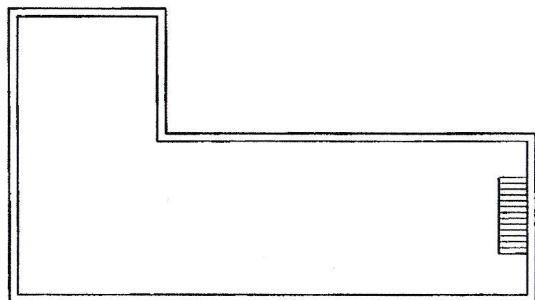
Viewing & Further Information



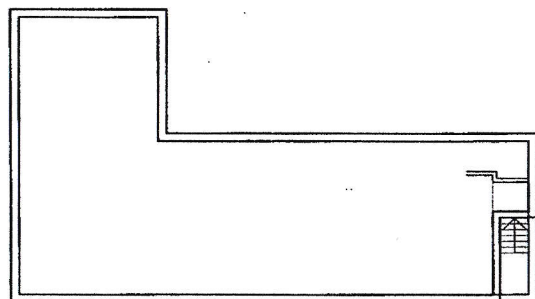
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First Floor 1:200



Ground Floor 1:200



KEY

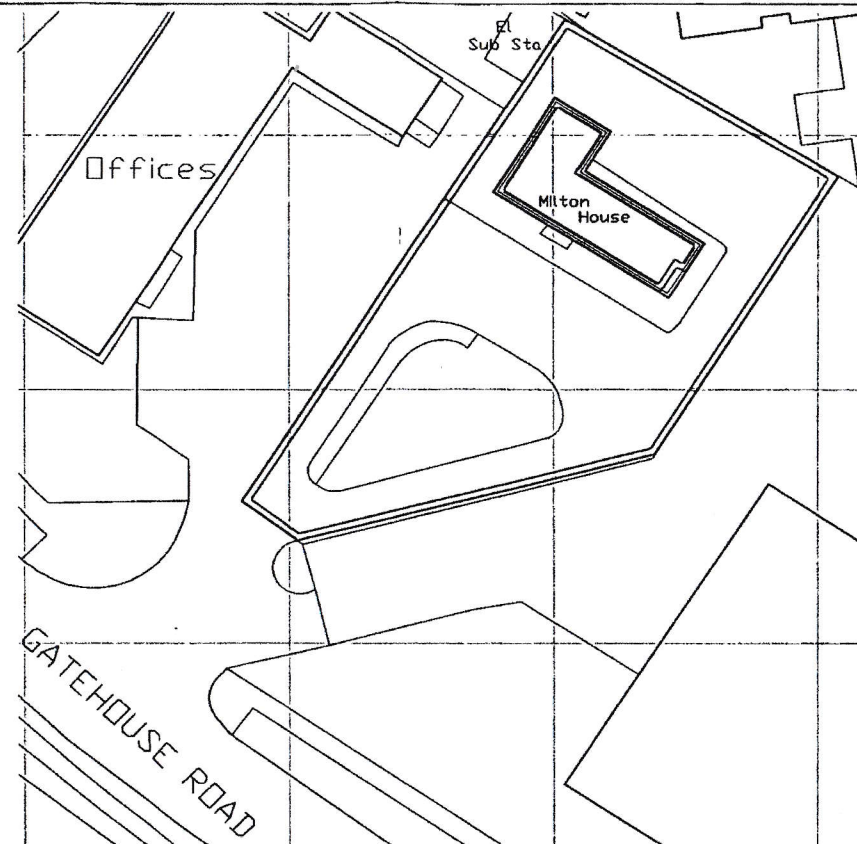
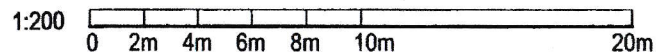


Extent of Land



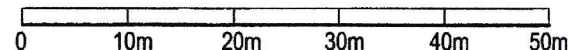
Demise of Unit.

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Location Plan. 1:500

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Client: ISIS Chiropractic LLP.		
Project: Milton House, Gatehouse Road Aylesbury, HP19 8EA.		
Drawing Title: Lease Plan - Ground Floor Unit.		
Scale: 1:200, 1:500 A3 sheet	Date: October 2012	Drawn by: RAS
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