



## First Floor Offices

1A Broadfields Court, Broadfields Retail Park, Aylesbury, HP19 8BU

### FIRST FLOOR OFFICES

**1,455 sq ft**  
(135.17 sq m)

- Ground Floor entrance with storage space
- Boardroom and two private offices
- Remaining area open plan
- Radiators and air conditioning
- 2 allocated parking spaces
- New ceiling with LED lights being installed

# First Floor Offices, 1A Broadfields Court, Broadfields Retail Park, Aylesbury, HP19 8BU

## Summary

<b>Available Size</b>	1,455 sq ft
<b>Rent</b>	£21,500 per annum Plus VAT
<b>Rates Payable</b>	£9,605.75 per annum 2023
<b>Rateable Value</b>	£19,250
<b>Service Charge</b>	£1,500 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (93)

## Description

The property comprises a first floor office suite currently laid out with a boardroom and two private offices, with the remainder of the first floor as open plan office space. A tea point is available on the first floor with shared toilet facilities on the ground floor. Storage space is available on the ground floor in the entrance lobby.

The office suite benefits from carpeting, gas fired central heating, cooling from air conditioning, door entry system and 2 allocated parking spaces although road parking is also available.

The property will be available from April/May 2024 and is suitable for office / E class users.

## Location

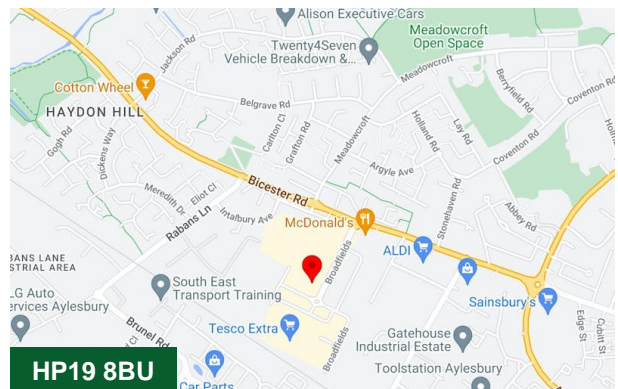
The property is situated in a high profile location on the Broadfields Retail Park off the Bicester Road in Aylesbury, close to occupiers including TK Maxx, Halfords, Tesco, Next, National Tyres, Millennium FX etc.

Aylesbury is the County Town of Buckinghamshire, located approx. 44 miles North West of central London, 23 miles from Oxford & 15 miles south of Milton Keynes. The town is situated on the junctions of the A41, the A413 & A418 providing easy access to the M40, M1 and M25 motorways, all of which are within a 30 minute drive. The town benefits from a direct

rail service to London Marylebone with a journey time of approximately 55 minutes.

## Terms

A new lease is available direct from the landlord.



## Viewing & Further Information



**Joanna Kearvell**

01296 255020 | 07887 793030

jk@chandlergarvey.com

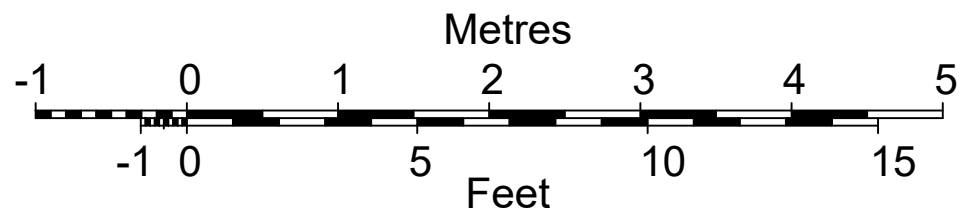
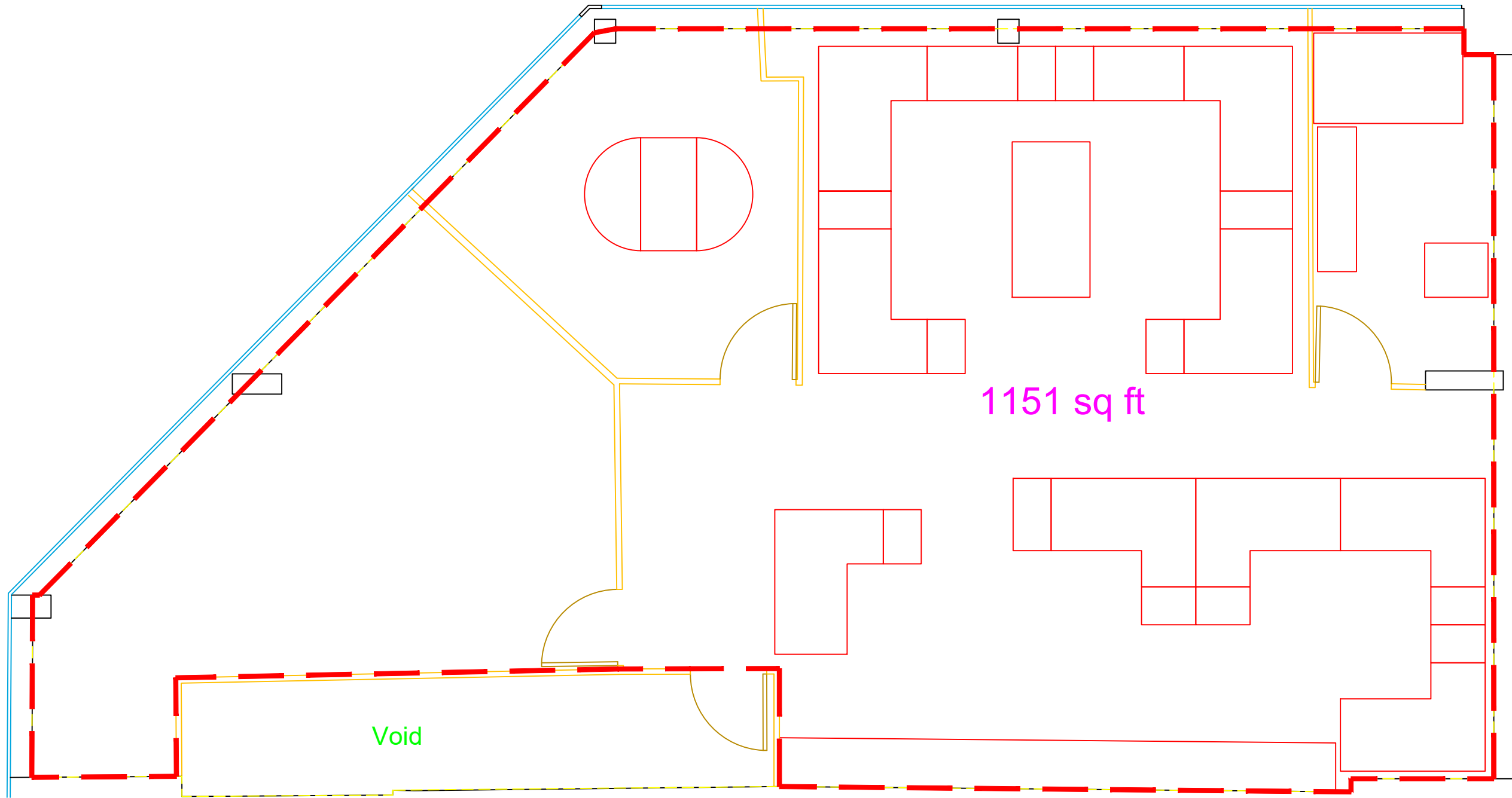


**Neave DaSilva**

01494 446612 | 07827 908926

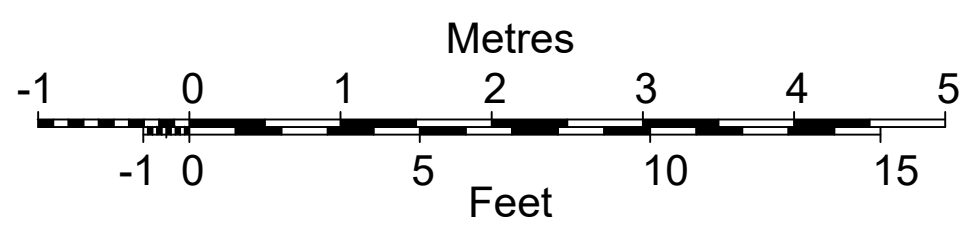
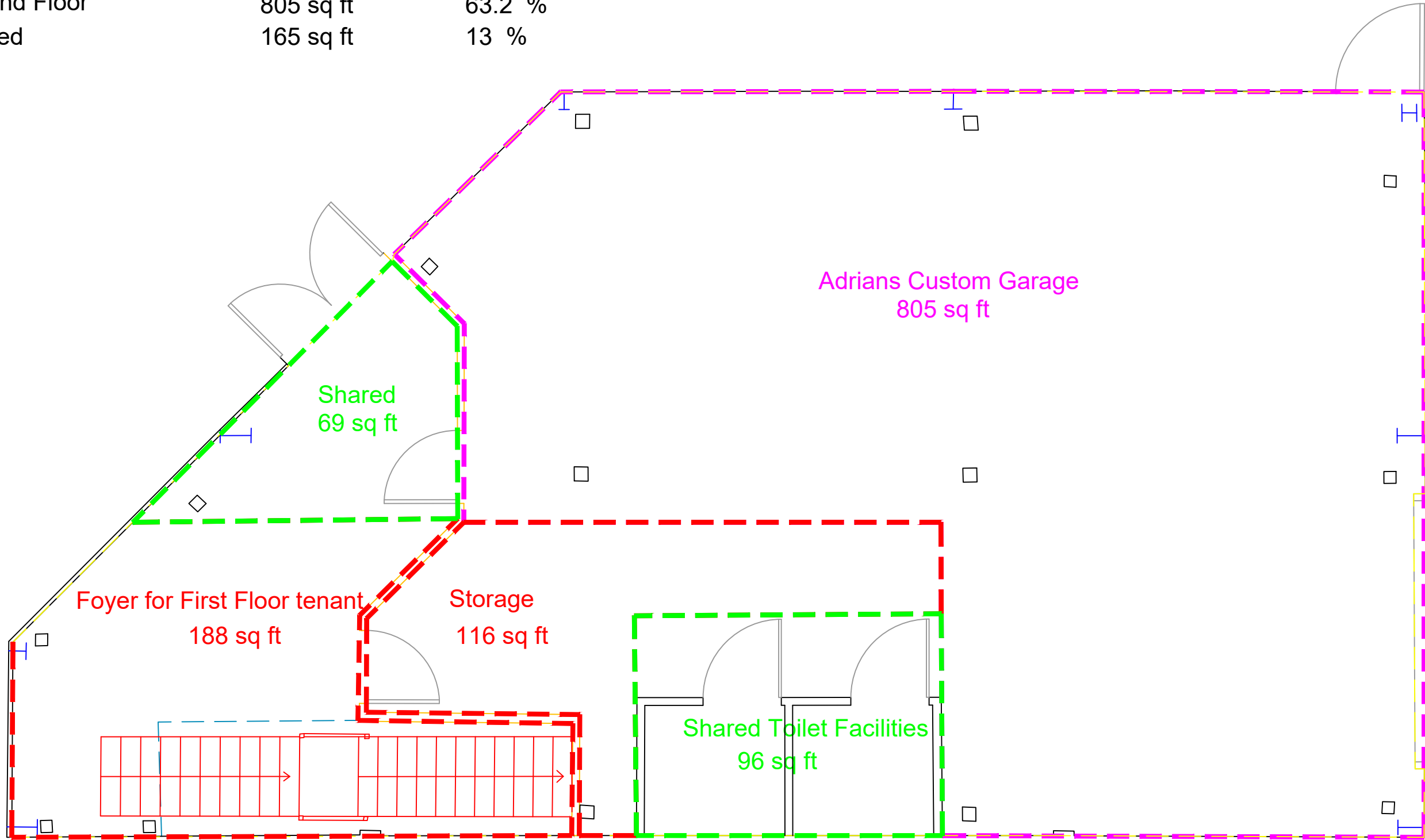
nds@chandlergarvey.com

Overall Useable Area 1151 sq ft 100%  
SLC 1151 sq ft 100%



OFFICE FIRST FLOOR PLAN Scale 1:50

Overall Useable Area	1274 sq ft	100%
First Floor	304 sq ft	23.8 %
Ground Floor	805 sq ft	63.2 %
Shared	165 sq ft	13 %



OFFICE GROUND FLOOR PLAN Scale 1:50