

01296 398383

info@chandlergarvey.com www.chandlergarvey.com

## AYLESBURY

ELSINORE HOUSE  
43 BUCKINGHAM STREET HP20 2NQ

**TO LET**

**256 sq ft to 1492 sq ft**

SUITES F1, F2 AND C  
MODERN 1<sup>ST</sup> FLOOR OFFICES  
TOWN CENTRE LOCATION WITH PARKING



### 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.

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. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away, respectively. Aylesbury has a population of approximately 106,000 (within a 10 km radius – 2001 census).

[www.chandlergarvey.com](http://www.chandlergarvey.com)

Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

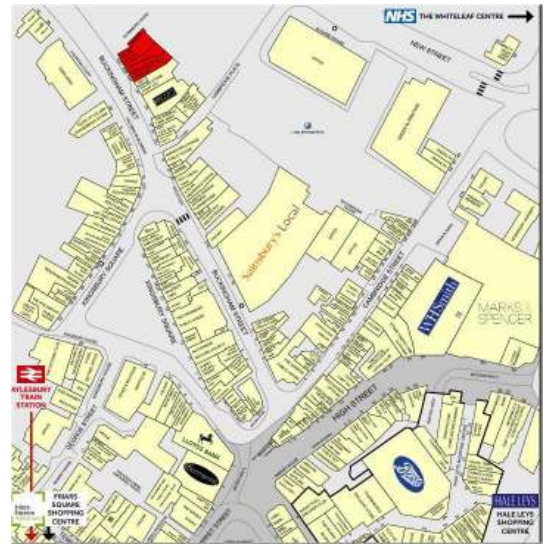
Slough

Tel: +44 (0)1753 725 700

## Description

Good quality 1st floor offices in Elsinore House, Buckingham Street, Aylesbury. The property is prominently located in the town centre within walking distance of both Hale Leys and Friars Square shopping centres, restaurants and mainline railway station to London Marylebone. The property benefits from the following amenities:-

- Fully carpeted
- Suspended ceilings with recessed lighting
- Ladies and Gents WC's
- Shared Kitchenette
- On site car spaces
- Good natural lighting
- Double Glazing
- Door Entry System
- Electric Heating



## Accommodation

SUITE	SIZE	RENTAL	SERVICE CHARGE	CAR SPACES
Suite F1	256 sq ft	£3,000 + VAT pa	£4/sq ft + VAT	1
Suite F2	455 sq ft	£5,000 + VAT pa	£4/sq ft + VAT	1
Suite C	781 sq ft	£8,600 + VAT pa	£4/sq ft + VAT	1





### **Service Charge**

The service charged quoted is for both internal and external charges. External charge covers; communal areas including the maintenance of the gates and car park. The internal service charge is relevant to the internal communal areas including; cleaning of the communal hallways and toilets, toilet supplies, communal electricity, repairs and maintenance of the communal areas, and water.

### **Lease**

The suites are available on new internal repairing leases with a service charge to cover the common parts.

### **Energy Performance Certificate**

TBC

### **Business Rates**

The incoming tenant should contact AVDC for further information regarding business rates, if applicable.

### **Legal Costs**

Each party to be responsible for their own legal costs in the transaction.

### **Viewing**

For further information please contact:-

Chandler Garvey

Terri Clarke

01296 398383

[tc@chandlergarvey.com](mailto:tc@chandlergarvey.com)

Albert Chandler

01296 398383

[afc@chandlergarvey.com](mailto:afc@chandlergarvey.com)

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