



## Suite 7, The Courtyard, Milton Road

Aylesbury, HP21 7LZ

### **GOOD QUALITY OFFICE SUITES TO LET**

**420 to 997 sq ft**  
(39.02 to 92.62 sq m)

- Open Plan Office Suites
- LED lighting
- Fully carpeted
- Kitchenette
- Security alarmed
- Electric Heating
- Onsite Parking

# Suite 7, The Courtyard, Milton Road, Aylesbury, HP21 7LZ

## Summary

<b>Available Size</b>	420 to 997 sq ft
<b>Rent</b>	£8,078 per annum
<b>Rates Payable</b>	£5 per sq ft Small Business Rates Relief Apply
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>BER Rating</b>	B (49)

## Description

The property is situated in a private position on Milton Road.

The available first floor office accommodation are self-contained and benefits from LED lighting, electric heating, W/Cs, Kitchenette, fully carpeted and independent security alarms.

## Location

The property is situated in a private position on Milton Road. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles north west 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 systems to London Marylebone with a journey time of approximately 55 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Suite - 7	577	£8,078 /annum	Available
<b>Total</b>	<b>577</b>		

## Terms

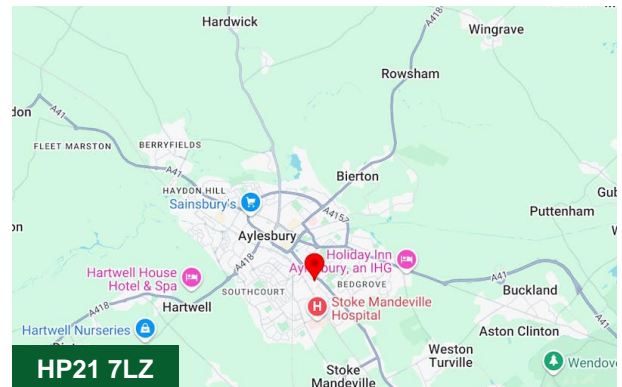
Available on a new lease direct from the landlord on terms to be agreed.

## Business Rates

If your property has a Rateable Value of less than £12,000 and you only occupy one property then you will pay NO Business Rates. To apply for this relief please contact your local authority.

## Money Laundering / Identity Checks

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



## Viewing & Further Information



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