



The Chapel

185B Aylesbury Road, Berton, Aylesbury, HP22 5DW

UNIQUE FORMER CHAPEL OFFICE BUILDING

1,744 sq ft
(162.02 sq m)

- High Spec Offices
- Car park for 10 cars (with planning approval for 15 spaces)
- Impressive vaulted open plan office area with stained glass windows
- Boardroom / Office with vaulted ceiling and bifold doors to reception
- Toilets, shower and well appointed kitchen
- Air conditioning

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Summary

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| Available Size | 1,744 sq ft |
| Rent | £40,000.00 per annum |
| Rates Payable | £6,487 per annum |
| Rateable Value | £13,000 |
| VAT | Not applicable. VAT is not payable on the rent |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (90) |

Description

This impressive detached former Chapel offers excellent office accommodation over two principle open plan spaces.

A beautiful reception area is accessed from the rear with tiled floor and glazed doors to the main office area. Toilet accommodation and high level storage is available in reception. The main office area over two levels includes part tiled and part real wood flooring, under floor heating, air conditioning and perimeter trunking in the skirting boards. Wooden shutters over the tall windows are provided together with automatic velux windows in reception.

A boardroom / office area is accessed from the main reception with bi-fold wooden doors and stained glass windows to the front. An air conditioned IT room and storage is adjacent.

The property benefits from a second toilet with shower and well appointed kitchen with hob, oven, sink and wall and base units. External storage cupboards provide access to the gas meter and gas boiler for the central heating system.

Externally there is parking for 10 cars in the dedicated car park together with bike racks. There is approved planning for an extension to the current car park to provide parking for 15 cars.

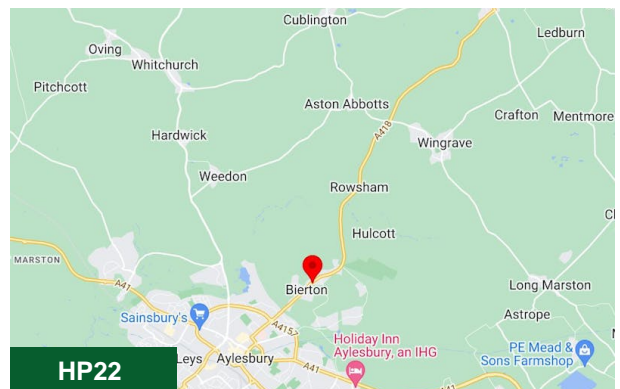
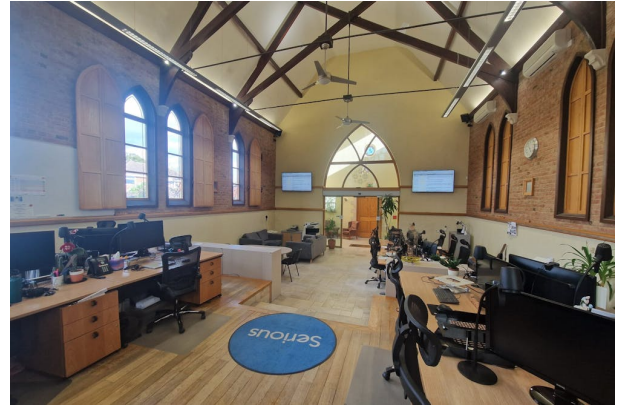
The property is very well maintained with lawn to the front and rear and outside lighting in the graveyard.

The Chapel is available to let on a new lease from June 2024 for a period of 3-5 years.

Location

The property is prominently located fronting the Aylesbury Road in Berton. Easy access is provided to Aylesbury (2 miles distant) and Leighton Buzzard (9 miles distant) along the A418.

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.



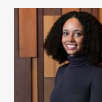
Viewing & Further Information



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