



159 Cambridge Street

Aylesbury, HP20 1BQ

GRADE II Listed Building

170 to 340 sq ft
(15.79 to 31.59 sq m)

- All Inclusive Rent
- Shared Kitchenette
- Car Parking
- Fully carpeted
- Gas central heating
- Secure entry way
- Car parking

159 Cambridge Street, Aylesbury, HP20 1BQ

Summary

Available Size	170 to 340 sq ft
Rent	£950 per month The rent is inclusive of service charge, utilities and business rates
Business Rates	Included in the rent
Service Charge	Included in the rent
VAT	Not applicable
EPC Rating	EPC exempt - Listed building

Description

The property is a grade II listed building with character features it is prominently located opposite the retail park and within easy walking distance of the town centre and local amenities.

There are two ground floor office suites available. Both suites benefit from gas central heating, fully carpeted, shared kitchenette facilities, reception and W/Cs.

Offered on an all inclusive rent which includes service charge, utilities and business rates.

Location

159 Cambridge Street is prominently located opposite the retail park and within easy walking distance of the town centre.

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

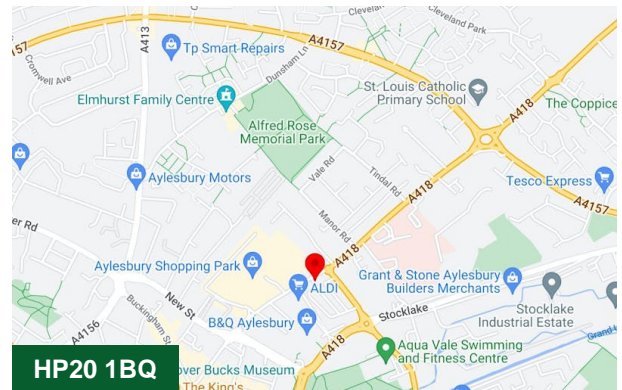
Accommodation

The accommodation comprises the following areas:

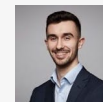
Name	sq ft	sq m	Availability
Ground - 1	170	15.79	Available
Ground - 2	170	15.79	Available
Total	340	31.58	

Money Laundering / 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



James Garvey

01494 446612 | 07471996320

jg@chandlergarvey.com



Neave DaSilva

01494 446612 | 07827 908926

nds@chandlergarvey.com

