Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES PAYABLE*

Modern Town Centre Office Suite with Car Parking

THIRD FLOOR, ARDENHAM COURT
OXFORD ROAD, AYLESBURY
BUCKS HP19 8HT









1,138 sq.ft. (105.76 sq.m)
approximate Net Internal Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



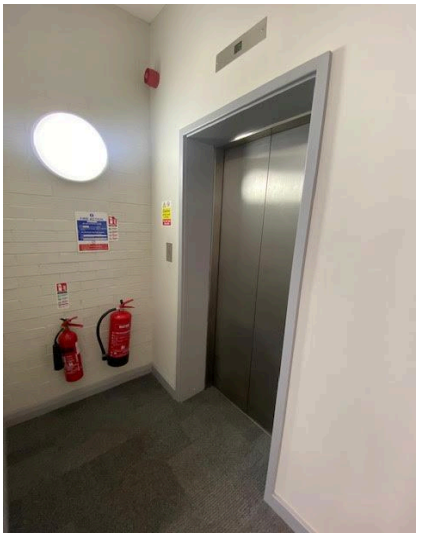




LOCATION - The property is situated in a prominent town centre location fronting Oxford Road, providing good road links around the town, and within a short walk of the town's amenities and mainline railway station (Chiltern line service to London Marylebone).

Aylesbury, the County Town of Buckinghamshire, benefits from a dual carriageway link to the M25 (Junction 20) via the A41, while access to the M40 is available at Bicester (Junction 9) via the A41 or at Thame (Junction 7/8) via the A418.

DESCRIPTION - The offices are situated on the third floor level within a detached office building, which has been refurbished in recent years.



AMENITIES

- Ground floor entrance with intercom facility
- 6 Person lift
- Male and female toilet facilities
- Modern ceilings, LED lighting, carpets and kitchen facilities
- Excellent natural light
- Landscaped setting
- Car parking

ACCOMMODATION (Approximate Net Internal Area)

3rd Floor Suite B - 1,138 sq. ft (105.76 sq.m)

TERMS - The office is available on a new lease upon standard terms.

RENT

£16,925 per annum exclusive of all other outgoings, plus VAT.

BUSINESS RATES – To be reassessed.

We would recommend that interested parties contact the Rating Authority at Buckinghamshire Council to verify this information. Small Business Rates Relief may be applicable*.

SERVICE CHARGE - External and internal common areas and services are managed and maintained by the landlord for the benefit of all tenants within Ardenham Court, an apportioned cost being recovered by way of a Service Charge.

ENERGY PERFORMANCE RATING: B – 50.

LEGAL COSTS - Each party to pay their own legal costs.

VIEWING – Strictly by appointment with the instructed Agents:

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Ref: HB/0624