



Suite 2A, Tower House, Hale Leys, Aylesbury, HP20 1SQ

To Let | 832 sq ft

MODERN TOWN CENTRE OFFICES



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TO LET

Summary

- Size: 832 sq ft
- Rent: £10,000 per annum Plus Service charge and VAT
- Rates payable: £5,239.50 per annum Small Business Rates Relief Direct with Buckinghamshire Council
- Rateable value: £10,500
- EPC: C (54)

Further information

- [View details on our website](#)
- [Microsite](#)

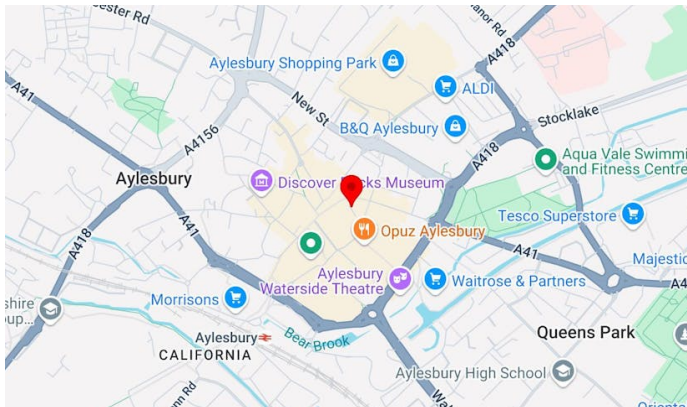
Viewings and Further Information



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jg@chandlergarvey.com



Description

Centrally located second floor offices in Tower House which forms part of the Hale Leys Shopping Centre. Modern open plan offices in Aylesbury town centre with easy access to local amenities and public transport links.

The service charge includes cleaning and maintenance of the exterior parts of the building and common parts, lift maintenance and toilets. The office suite has its own electricity meter payable by the tenant.

Parking is available at local car parks.

Location

Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes.



The unit is located within the Hale Leys Shopping Centre in Aylesbury Town Centre.

Terms

A new lease for a minimum 3 year term is available from the landlord. A 3-6 month rental deposit will be payable. Rent to be paid quarterly in advance.

Money Laundering / Identity Checks

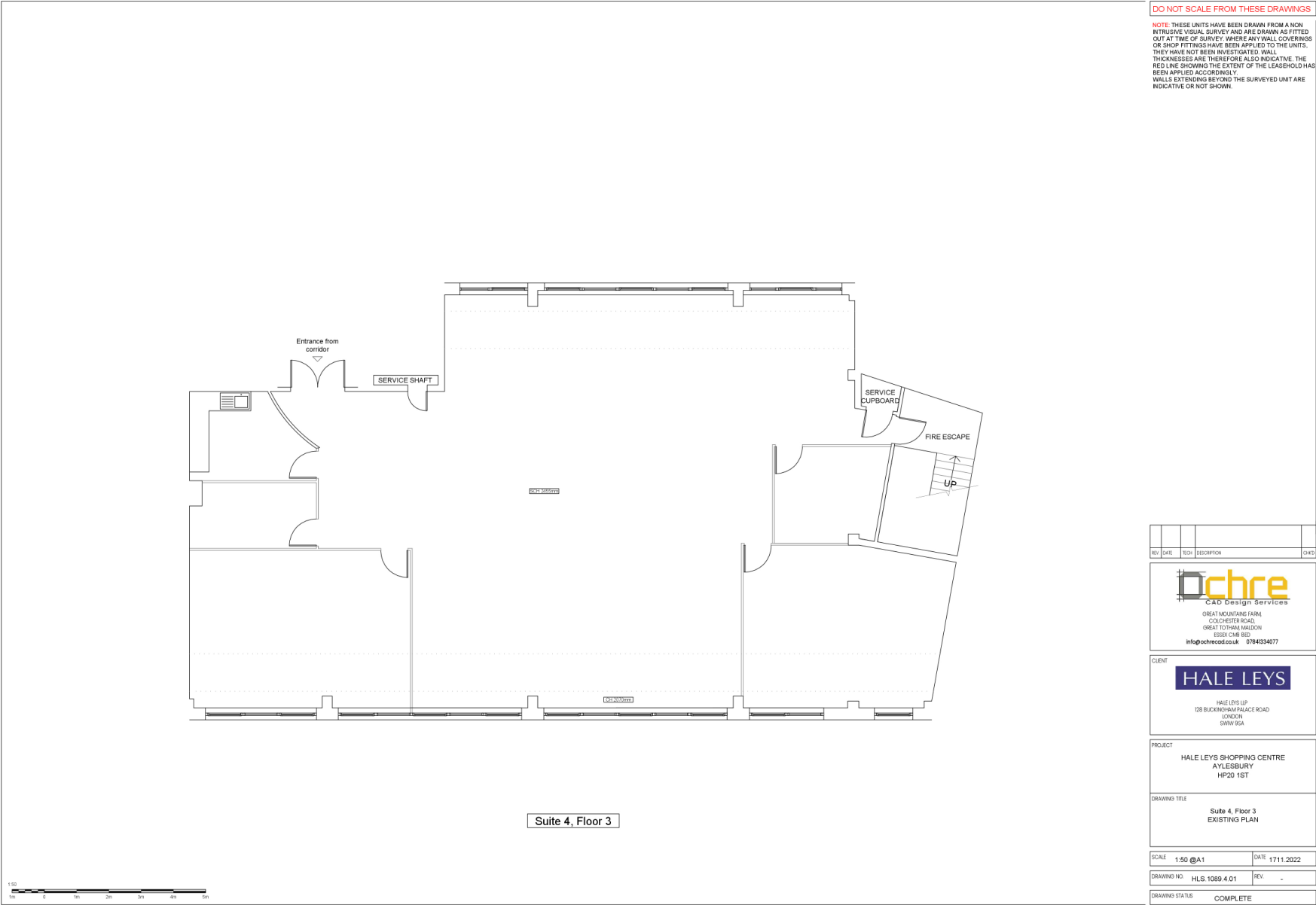
Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

VAT

Applicable. VAT is payable on rent and service charge

Legal fees

Each party to bear their own costs



REV	DATE	TECH	DESCRIPTION	DWG		
 ochre CAD Design Services GREAT MOUNTAIN FARM COLCHESTER ROAD GREAT TOHAM MALDON ESSEX CM8 8ED info@ochrecad.co.uk 07841334077						
CLIENT						
HALE LEYS HALE LEYS LLP 128 BUCKENHAM PALACE ROAD LONDON SW1W 9SA						
PROJECT						
HALE LEYS SHOPPING CENTRE AYLESBURY HP20 1ST						
DRAWING TITLE						
Suite 4, Floor 3 EXISTING PLAN						
SCALE						
1:50 @A1			DATE 1711.2022			
DRAWING NO						
HLS 1089 4.01			REV -			
DRAWING STATUS						
COMPLETE						

