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AYLESBURY

UNIT 5, MIDSHIRES BUSINESS PARK, SMEATON CLOSE,
HP19 8HL

TO LET / FOR SALE (LONG LEASEHOLD)
2,490 SQ FT (231.32 SQ M)

**NEWLY REFURBISHED 1ST FLOOR OF A TWO-
STOREY BUSINESS UNIT**



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Location

The premises are located on the popular Midshires Business Park, Commercial Area, on the western edge of Aylesbury town centre within easy access to the A418 and the A41. The A41(M) allows easy access from Aylesbury to the M25 and the national motorway network at Kings Langley.

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.

Description

The Midshires Business Park is a development of 2-storey business units of steel portal frame construction. The offices have recently been fully refurbished and redecorated throughout to a high specification and benefit from the following amenities:

- 9 on-site car parking spaces
- First floor offices offering a sleek modern working environment
- Boardroom
- Air-conditioning/comfort cooling
- Three separate WC's
- Shower room
- 2 x kitchen facilities / breakout areas
- 2 x meeting room pods
- Landscaped environment
- Close to Fairford Leys Village Centre with restaurants, fitness centre, supermarket etc.

Accommodation

2,490 sq ft (231.32 sq m) gross internal.

Rental

£38,000 per annum exclusive. The property is registered for VAT. The property is available on a new full repairing and insuring lease, terms and conditions subject to negotiation.

Sale Price

Offers sought in the region of £425,000 plus VAT.

Lease

Sale of the long leasehold interest from Aylesbury Vale District Council (150 years from 5th March 1999 at a peppercorn ground rent).

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Viewing

Chandler Garvey

Ref: Alan Chandler

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Email: ac@chandlergarvey.com

SUBJECT TO CONTRACT

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated. OCTOBER 2018