

# TO LET

## MODERN OFFICE/BUSINESS UNIT



### **2 Space Business Centre**

Smeaton Close  
Aylesbury  
HP19 8FJ

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**367 Sq Ft (34 Sq M)**  
**Offices Industrial**

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- Flexible lease terms
- On-site parking
- Mezzanine level
- Utility block with shared WC, shower & kitchen facilities
- Roller shutter door
- 24/7 Access
- CCTV & security barrier
- 5.5m Eaves height
- 3 phase electrics

## 2 Space Business Centre

Smeaton Close  
Aylesbury, HP19 8FJ

**Rent:** £8,100 Per Annum

**EPC:** D85

**Rateable Value:** £3,650

### Description

Unit 2 Space Business Centre provides 367 sq ft office / industrial space with mezzanine floor & is located to the rear of the main block. Space Business Centre comprises 27 units of modern construction, built in 2009 & is located just off Smeaton Close, an established & popular business location. The Unit is suitable for multiple uses, inc. industrial, workshop, project space, warehouse, storage and office. Rental plus VAT & service charge.

### Accommodation

Net Internal Areas	Sq Ft	Sq M
<b>Total</b>	<b>367</b>	<b>34</b>

### Location

Aylesbury is the county town of Buckinghamshire with a population of over 60,000 people, the largest in Aylesbury Vale. The town has good transport links, as both the A413 & A418 run through the town. It also benefits from its close location to the M40 at J8 (circa 13 mile) & M25 at J20 (circa 19 miles). Aylesbury is well served by both Aylesbury & Aylesbury Vale Parkway railway stations, with direct services into London Marylebone & journey times of approximately 1 hour. London Luton Airport is located 20 miles away.

### Tenure

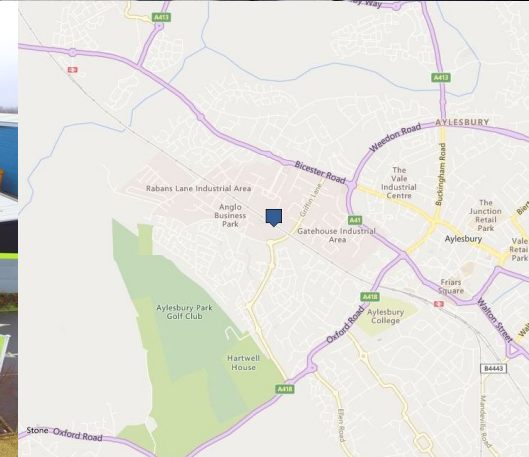
Available on a new lease for a term to be agreed.

### Legal Costs

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

### Business Rates

Rateable Value £3,650



### Contact

Viewing strictly by prior appointment:



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