

01296 398383

info@chandlergarvey.com www.chandlergarvey.com

Potentially No  
Business Rates  
to pay on this  
property

## AYLESBURY

SECURITY HOUSE  
BUSINESS CENTRE

119A BICESTER ROAD, AYLESBURY  
BUCKS, HP19 9BA

### TO LET

2-4 Person Offices  
Benefiting from Private Access Staircase to 1<sup>st</sup> Floor  
and Parking



[www.chandlergarvey.com](http://www.chandlergarvey.com)

Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

## Description

High quality serviced Offices in a distinctive architect designed landmark building.

Offices available from just £433.33 per calendar month (£100 per week inclusive)

Short to long term occupation licences on flexible terms (all inclusive monthly rentals).

The offices benefit from the following:

- Private access entrance to 1<sup>st</sup> Floor
- Convenient Location just 10-15 minutes walk to railway station and town centre
- Opposite new Sainsbury's Superstore (construction to commence shortly).
- All inclusive Rentals (including Business Rates, Heating, Electricity, Water, Buildings Insurance (Excludes cost of telephone and Broadband)).
- Office furniture included if required
- Private secure environment
- High Quality Kitchenette and Cloak/Shower rooms
- Free street parking nearby (however, parking could be provided in the yard area, maximum of 1 car per office, by separate negotiation)

## Rental / Availability

2 Person Office (Approx 110 sq ft)                      £100 per week

2/3 Person Office (Approx 142 sq ft)                      £120 per week

3 / 4 Person Office (Approx 211 sq ft)                      £150 per week



## Lease

Short to long term occupation licences on flexible terms (all inclusive monthly rentals).

## Occupation Licence

Minimum renewable term of one year – longer term available by negotiation

## Reservation Deposit Reference Administration and Licence Fee

£200 non-refundable

**Rent Bond / Damage Deposit**

Equivalent of 2 months rent to be held in a bonded clients account.

**Legal**

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

**Viewings**

Strictly by appointment only, please contact:

Terri Clarke

**Chander Garvey**

01296 398383

tc@chandlergarvey.com

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