

01296 398 383

info@chandlergarvey.com www.chandlergarvey.com

AYLESBURY

21A BUCKINGHAM STREET, HP20 2LA

PRE-LET REQUIRED

1,500 - 2,500 sq ft (139 – 232 sq m)

RETAIL



Location

The property is located in Aylesbury town centre adjacent to Sainsbury's and within close proximity to Friars Square and Hale Leys Shopping Centre, banks, restaurants and leisure facilities.

Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead.

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

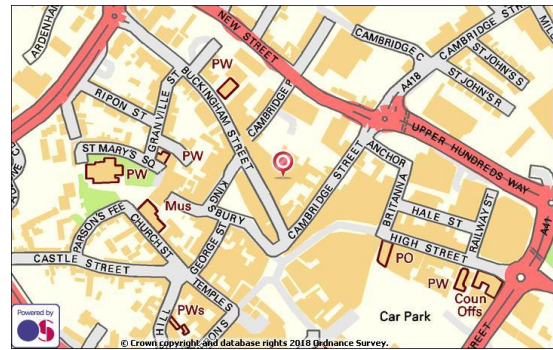
Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away, respectively. Aylesbury has a population of approximately 106,000 (within a 10 km radius – 2001 census).



Description

The property is to provide ground floor retail as part of a larger scale development and we are now looking for a pre-let opportunity in this location, which you will note is adjacent to Sainsbury's with a footfall of 18,000 per week.

Accommodation

Accommodation will be available from 1,500-2,500 sq ft.

Rent

On Application

Energy Performance Certificate

TBC

Legal Costs

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

Viewing

Strictly by appointment through Chandler Garvey:

Ref: Alan Chandler

T: 01296 398383

E: ac@chandlergarvey.com

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.

SUBJECT TO CONTRACT

10015

NOVEMBER 2018