



TO  
LET

# Friars Loft, Aylesbury HP20 2QF

Aylesbury has an exceptionally affluent and growing catchment population, set to benefit from extensive housing development over the coming years.

16,000-30,000 sq. ft.



# Prime town centre location suitable for a variety of uses.

## Desirable location in the heart of Aylesbury

Aylesbury is the county town of Buckinghamshire in the South Midlands and has a population of over 60,000 people, which is the largest in Aylesbury Vale.

The town has good transport links, as both the A413 and A418 roads run through the town. It also benefits from its relatively close location to the M40 motorway at junction 8 (circa 13 mile) and the M25 motorway at junction 20 (circa 19 miles).

Aylesbury is well served by both Aylesbury and Aylesbury Vale Parkway railway station, with direct services into London Marylebone and journey times of approximately 1 hour. London Luton Airport is located 20 miles away.

## Description

Open plan area located on the fourth floor above the popular Friars Square Shopping Centre.

Space to be refurbished to provide accommodation suitable for offices, gymnasium, nightclub, and any other leisure or employment use.





## Ten Pin Bowling

Aylesbury's resident population of 218k residents is expected to grow by +7% through to 2026, rising to 232k by 2026.

With an additional 37k residents available from additional housing developments, Aylesbury's total resident population is expected to grow to 269k by 2026.

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# 218,000

residents within the  
principal catchment



# Office & Studio Complex

There are 85k workers, of which 48% (41k) are office workers. Within a 10 minute walk (800m) of Friars Square there are 12k workers, 67% of these (8k) are office workers The number of office workers within the centre of Aylesbury has increased by 27% since 2010

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## 41,000

workers within the  
Principal catchment



## Bar & Nightclub

Aylesbury's catchment is affluent, with income over-indexing against the UK average by over 25% in the majority of postal sectors. The town functions as a commuter town, with strong rail links into London, supporting the high levels of income.

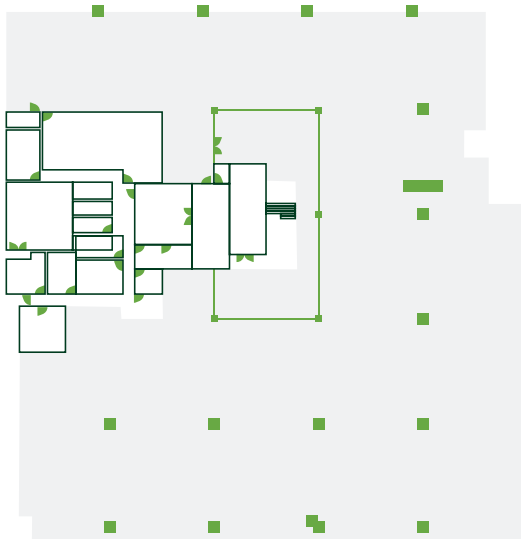
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**£52,000**

average household  
income in Aylesbury

# Up to 30,000 sq. ft. of incredible retail & commercial space.

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.



**TO LET** 16,000-30,000 SQ FT

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