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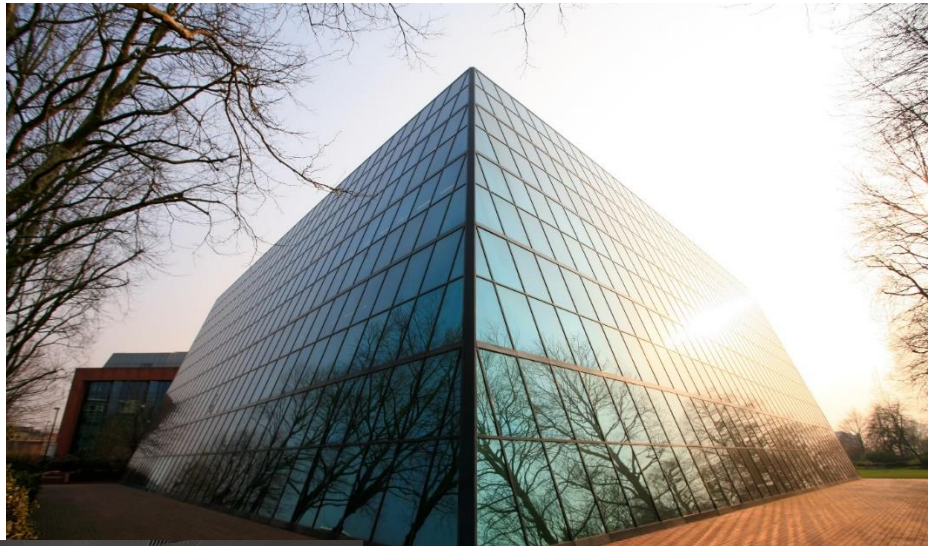
info@chandlergarvey.com www.chandlergarvey.com

AYLESBURY

BUILDING 2, BEAR BROOK OFFICE PARK,
WALTON STREET, HP21 7QW

TO LET - ONLY 1 GF SUITE REMAINING
APPROX. 5,550 SQ FT (515.6 SQ M)

ICONIC HEADQUARTERS BUILDING
TOWN CENTRE LOCATION RECENTLY REFURBISHED
TO GRADE 'A' SPECIFICATION



LOCATION

The property is prominently located in Aylesbury town centre. 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. The town centre is already seeing dramatic transformation. The Waterside development has seen the completion of the new theatre and the completion of a 37,000 sq ft Waitrose supermarket and an 84 bed Travel Lodge hotel.

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High Wycombe
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Marlow
Tel: +44 (0)1628 902 488

Slough
Tel: +44 (0)1753 725 700

DESCRIPTION

The building forms part of a campus development by Equitable Life in 1982 (by GMW Partnership) and is situated on the south east corner of the town centre. The property fronts and has access from both Walton Street (the A413) and Friars Road (the A41). The site is a major landmark and the building (previously known locally as The Blue Leanie) has become one of the most photographed buildings in the town. The mainline station is almost adjacent with fast and efficient services to London Marylebone via Amersham on a regular basis. In addition the line is shortly to be extended to Milton Keynes which will allow passengers direct access to the Midlands and the North without going through Central London.



Aylesbury Vale's resident population of 218,000 residents is expected to grow by 7% through to 2026, rising to 232,000, with an additional 37,000 residents available for additional housing developments, Aylesbury's total resident population is expected to grow to 269,000 by 2026.

Aylesbury's catchment is affluent with income over indexing against the UK average by over 25% in the majority of postal and sector. The town functions as a commuter town, with strong rail links to London, supporting the high levels of income. There are 85,000 workers, of which 48% (41,000) are office workers. Within a ten minute walk of the Blue Leanie there are 12,000 workers, 67% of these (8,000) are office workers. The number of office workers within the centre of Aylesbury has increased by 27% since 2010. There are in total 41,000 workers within the principle catchment area.

AMENITIES

The building benefits from the following amenities:-

• 19 car parking spaces	• VAV air-conditioning
• 2 passenger lifts	• 1 goods lift
• Concrete floors with access trunking	• Suspended ceiling with integral lighting
• Shower facilities	• Excellent natural light
• Manned central reception area	• Cafeteria at ground floor
• Separate male, female and disabled WC accommodation on each floor	

THE LEASE

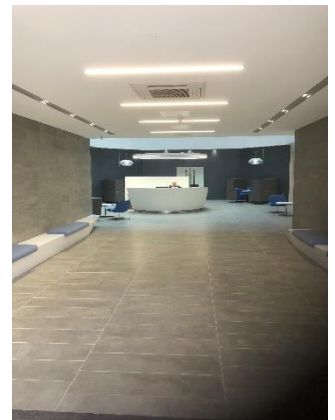
The property is available on a new effective internal repairing and insuring lease subject to a service charge to cover the maintenance of the common areas. Further details of the service charge upon application.

RENTAL

Rental from £20.00 per sq ft.

AVAILABLE ACCOMMODATION

Ground Floor Offices			
Suite A	483 sq m	5,550 sq ft	AVAILABLE
Suite B	497 sq m	5,350 sq ft	UNDER OFFER
TOTAL	980 sq m	10,850 sq ft	
First Floor office	1,285 sq m	13,832 sq ft	LET
Fourth Floor Offices			
Suite A	311 sq m	3,347 sq ft	LET
Suite B	531 sq m	5,721 sq ft	LET



LEGAL COSTS

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

VIEWING

Strictly by appointment through the joint sole agents:-

Chandler Garvey
DTRE

Ref: Alan Chandler
Ref: Alex Lowdell

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Tel: 0203 3289099

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VAT is exclusive unless otherwise stated

SUBJECT TO CONTRACT February 2019