

MODERN OFFICE BUILDING WITH ON-SITE PARKING



**TO
LET**

**IDC House, 76 Oxford Road, Aylesbury,
Buckinghamshire, HP17 8PL**

4,016 Sq Ft (373.09 Sq M)

Offices

- TO LET
- 18 on-site car spaces
- Kitchenette
- WC facilities
- set over ground & first floor
- Attractive landscaped grounds
- Available as a whole or in part
- located just off the A418 Oxford Road
- Rentals sought in excess of £10 per sq ft



COMMERCIAL PROPERTY SPECIALISTS

Location

The property is located just off the A418 Oxford Road in the village of Stone, 1.5 miles SW of Aylesbury. Aylesbury is the County Town of Bucks 44 miles NW of central London, 23 miles from Oxford & 15 miles south of Milton Keynes. The town is close to the A41, A413 & A418 providing easy access to the M40, M1 & M25 all within a 20 mins drive. The town benefits from a direct rail system to London Marylebone with a journey time of approx. 55 mins.

Description:

An attractive modern office brick building with pitched slate roof, constructed in the early 1980's. The accommodation is over ground & first floor totalling 4,016 sq ft & benefits from 18 on-site car spaces & beautiful landscaped grounds. Available to let as a whole or in part. Rentals sought in excess of £10 per sq ft based on full repairing & insuring leases.

Accommodation:

4,016 Sq Ft (373.09 Sq M)



Rent:

£10.00 Per Sq Ft

Business Rates:

Rateable Value £40,250

EPC:

E104

Tenure:

IDC House was recently let to IDC Ltd but it is now fully vacant and ready for occupation either as a whole or in part.

Legal Costs:

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

For further information or to book a viewing please contact the joint agents:

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