

## **AYLESBURY**

**UNIT 5, MIDSHIRES BUSINESS PARK**

**SMEATON CLOSE, HP19 8HL**

**2,427 SQ FT (225.47 SQ MT)**

**TO LET/FOR SALE (LONG LEASEHOLD)**



**Amersham**

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**Aylesbury**

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*These details do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Subject to contract.*

## **LOCATION**

The premises are located on the popular Midshires Business Park, Commercial Area, on the western edge of Aylesbury town centre within easy access to the A418 and the A41. The A41(M) allows easy access from Aylesbury to the M25 and the national motorway network at Kings Langley.

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.

## **DESCRIPTION**

The Midshires Business Park is a development of 2-storey business units of steel portal frame construction. The subject property benefits from the following amenities:-

- 9 on-site car parking spaces
- First floor fully fitted offices with air-conditioning/comfort cooling
- Landscaped environment
- Close to Fairford Leys Village with restaurants, fitness centre, supermarket etc
- Boardroom/meeting room

## **ACCOMMODATION**

2,427 sq ft (225.47 sq m) gross internal.

## **LEASE**

The property is available on a new full repairing and insuring lease, terms and conditions subject to negotiation.

## **RENTAL**

£37,500 per annum exclusive.

## **LEGAL COSTS**

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

## **FURTHER INFORMATION AND VIEWING**

**STUPPLES CHANDLER GARVEY**

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***SUBJECT TO CONTRACT*** Apr 2015