

AYLESBURY

THE BLUE LEANIE

WALTON STREET, HP21 7QW

ICONIC HEADQUARTERS BUILDING

TO LET IN PART FROM
9,424 SQ FT (875.49 SQ M)
UPTO 36,447 SQ FT (3,385.93 SQ M)



Amersham

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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 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. In addition, the Bucks University is being constructed opposite the subject property and the whole of the area is to be greatly improved.

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 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.

The building benefits from the following amenities:-

- Car parking 1:308 sq ft
- VAV air-conditioning
- 2 passenger lifts
- 1 goods lift
- Full access raised floors
- Suspended ceiling with integral lighting
- Separate male, female and disabled WC accommodation on each floor
- Excellent natural light

THE LEASE

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

RENTAL

Offers in the region of £15 per sq ft.

AVAILABLE ACCOMMODATION

Ground Floor	13,186 sq ft
Third Floor	13,832 sq ft
Fourth Floor	9,424 sq ft
<i>TOTAL</i>	<i>36,447 sq ft</i>

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:

Stupples Chandler Garvey Alan Chandler 01296 398383 ac@stuppleschandlergarvey.com

SUBJECT TO CONTRACT MAR 2015/9768