

Brooke House | Market Square | Aylesbury

Buckinghamshire | HP20 1SN

Recently Refurbished Third Floor Office Accommodation - To Let

1,875 FT² (174 M²)



- Office can be split
 - Now accepting short term lets
 - Modern Spec Recently Refurbished Office
 - Central Heating
 - Carpeting
 - CAT 5 Cabling
-



Location

Brooke House is situated in Market Square in the centre of Aylesbury on the corner of Kingsbury and Buckingham Street. The immediate locality provides a range of shopping, banks, and eateries and the station is a short walk away.

Description

Brooke House is a four-storey building providing retail space on the ground floor and office accommodation on the upper parts.

The available accommodation is refurbished to a modern specification with suspended ceilings, central heating and carpeting. The building is serviced by a central shared entrance, refurbished stairway and modern lift.

Accommodation

Third Floor 1,875 ft² (174m²)

The above floor areas are measured on an approximate gross internal basis.

Terms

The accommodation is offered on new internal repairing and insuring leases for a term to be agreed. Consideration would be made to let half of the floor, please enquire.

Price

Offers in the region of £14,000 per annum plus VAT.

VAT

Value added tax is applicable.

Business Rates

The accommodation has the following rateable values.

Third Floor - £ 10,750 (as of 2017)

The individual rating assessments may qualify prospective tenants for Small Business Rate Relief. Confirmation regarding rates payable should be sought from the local authority.

Service Charge

£8,000 per annum exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

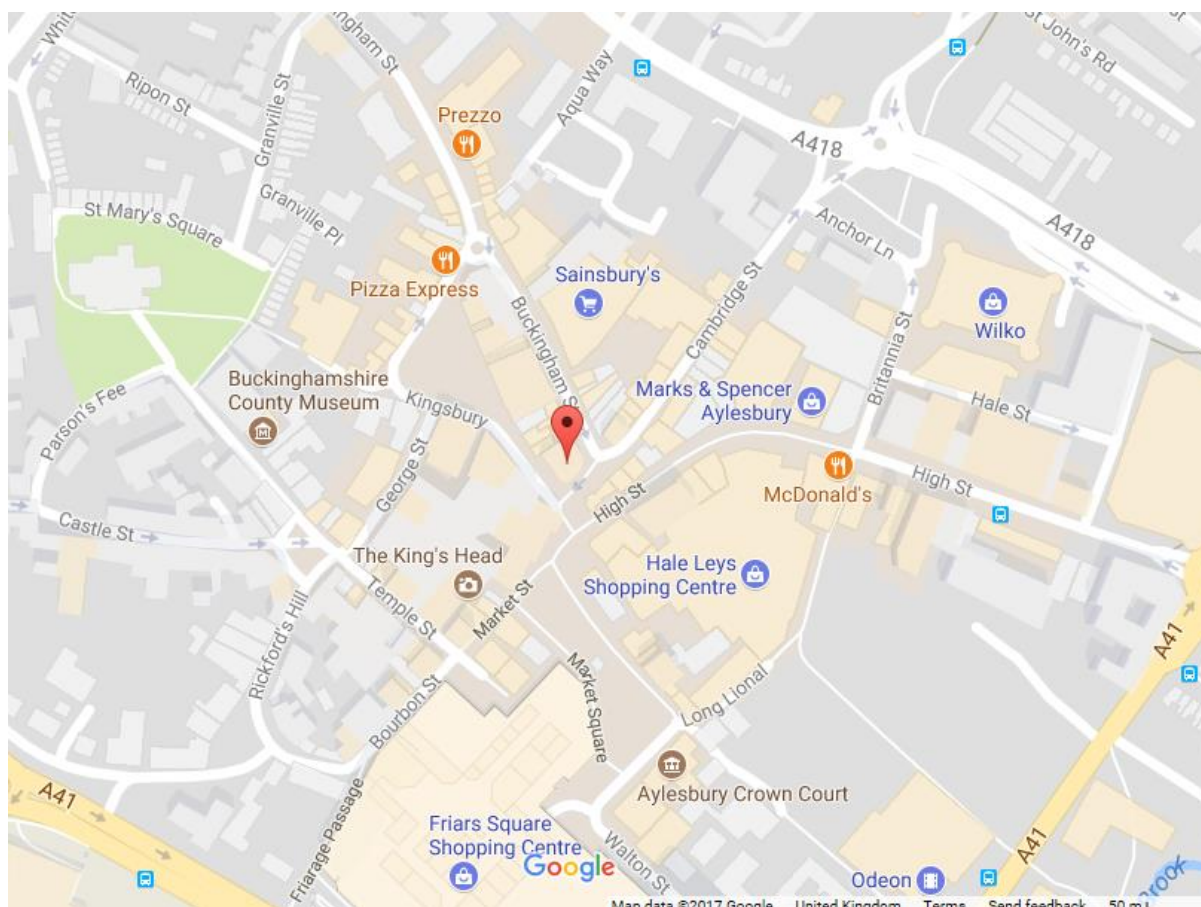
EPC

D (87)

The Energy Performance Certificate is available on request.

Viewings

Strictly by appointment.



For further information or to arrange to view please contact:

Daniel Hawkins

t: 0115 697 8888

m: 07769 69 40 47

e: daniel@cpa-a.co.uk



CPA & Associates Ltd. Castledine House, 5-9 Heanor Road, Ilkeston, Derbyshire, DE7 8DY

Property Misdescriptions Act 1991. Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements from any contract or constitute any warranty. Unless specified to the contrary, interested parties should note that: All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering any commitment. These particulars are issued on the direct understanding that all negotiations are to take place through CPA & Associates Ltd. The property is offered subject to formal contract and it still be available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. CPA & Associates Ltd (for themselves and for the vendor/assignor/lessor or this property whose agents they are) give notice that: These particulars do not constitute nor form any part of an offer or contract. All statements contained herein as to this property are made without responsibility on the part of Messrs CPA & Associates Ltd or the vendor/assignor/lessor. None of the statements contained herein as to this property are to be relied upon as statements or representation of fact. Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein. The vendor/assignor/lessor does not make nor give neither Messrs CPA & Associates Ltd or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.