



**Unit 4 The Firs Courtyard, Wingrave Road, Aston Abbots,
Aylesbury, Bucks, HP22 4LU**

RENTAL OFFERS IN THE REGION OF £5,000 PER ANNUM EXCLUSIVE

MK
Martin
Kemps
EST.1985

**A PERIOD TWO
STORY OFFICES
SET IN A QUIET
RURAL
COURTYARD
WITH THREE
OFFICE AREAS
AND SHOWER
ROOM
FACILITIES.**

**Rarely
available
rural period
offices.**

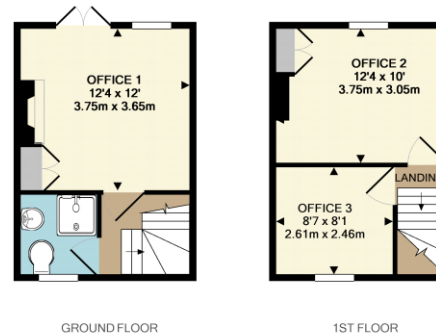


A period office set in a private courtyard in the sought after village of Aston Abbotts. The property is converted from a period building, has double glazing and radiator heating. On the ground floor, there is a main office area hallway and shower room and two first floor private offices.

Aston Abbotts is set just to the north of Aylesbury on the road towards Leighton Buzzard and offers easy access to all the areas major centres including Leighton Buzzard, Aylesbury, Hemel Hempstead, Tring & Watford. There are railway links nearby at Leighton Buzzard and Aylesbury. Leighton Buzzard (London Euston) Aylesbury (London Marylebone) both offering fast and frequent commuter services.

ADMINISTRATION/REFERENCING FEE A non-refundable administration/referencing fee of £350 plus VAT is payable to Martin Kemps upon reservation of the premises.

LEGAL COSTS The ingoing tenant will be responsible for the Landlords reasonable legal costs.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING Strictly by appointment through the Owners Agents, Martin Kemp Property Services, who will be pleased to accompany you over the property. **None of the statements contained in these particulars in respect of this property are to be relied on as statements of representation of fact and are made without responsibility on the part of Ceruna Ltd t/as Martin Kemp Property Services and the vendor. None of the appliances in the property have been tested.**

NOTICE Although these particulars are intended to give a fair description of this property, they do not constitute an offer or contract. The Vendor, the Agent, **CERUNA LTD T/A MARTIN KEMP PROPERTY SERVICES** and persons in the AGENTS employment do not give any warranty whatsoever in relation to this property. The accuracy of these particulars should be verified by any purchaser who should inspect the property prior to making any offer to purchase or take a lease of the property. All negotiations must be conducted through the **MARTIN KEMP PROPERTY SERVICES** offices at Aylesbury & Thame RS/CL/4873

TERMS A new lease is available for a negotiable period.

RENT Rental offers invited in the region of £5,000 per annum exclusive.

martinkemps.com