



**MODERN FIRST
FLOOR OFFICE
SUITE IN A
PRESTIGIOUS
TOWN CENTRE
BUILDING OF
APPROXIMATELY
888 SQ FT (82.49
SQ M2) WITH
PRIVATE
PARKING**

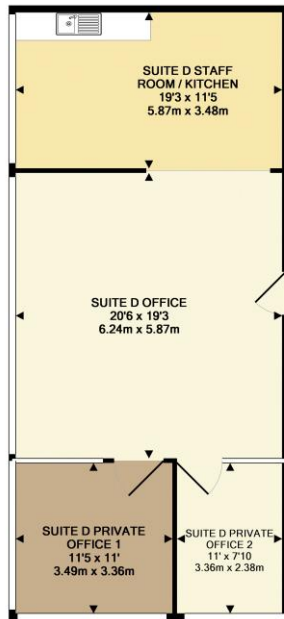
**SUITE D, ELSINORE HOUSE, 43 BUCKINGHAM STREET,
AYLESBURY, BUCKINGHAMSHIRE, HP20 2NQ**

Rental of £6,600 per annum exclusive.

New Lease of two years

**Spacious
high quality
office suite.**

*** FIRST FLOOR MODERN OFFICE SUITE IN
PROMINENT BUILDING CLOSE TO THE TOWN
CENTRE * EASY ACCESS TO ALL THE TOWNS
FACILITIES * HIGH QUALITY INTERNAL FITTINGS
AND FINISHING * ELECTRIC HEATING *
CLOAKROOM *ALLOCATED PARKING ***



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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TERMS An assignment is available for the remainder of 2 years of the existing lease, further term by available by separate negotiation.

RENT Passing rental of £6,600 per annum exclusive + vat

RATEABLE VALUE: TBC

RATES PAYABLE: TBC

A modern first floor office suite in a prominent well cared for renovated building situated on Buckingham Street, close to the town centre with access to all the towns facilities.

The office is fully double glazed with gas heating, T8 lighting, skirting cable trunking, self-contained alarm system (not tested), secure private parking.

Aylesbury is the County town of Buckinghamshire and offers a wide range of shopping, schooling and recreational facilities including two modern shopping centres, Aquavale leisure centre, multiplex cinema and the Waterside theatre. Aylesbury also offers two main line railway stations with commuter services to London Marylebone.

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

SERVICE CHARGE £3031.76 pa. The service charge quoted is for the overall service charge including the internal and external charges. The external charge is relevant to the external communal areas and covers the maintenance of the gates and car park. The internal service charge is relevant to the internal communal areas including cleaning of the communal hallways and toilets, toilet supplies, electricity supply to communal areas, repairs and maintenance to the communal areas and water. Service charge is subject to VAT.

LEGAL COSTS The incoming tenant will be responsible for the legal costs of the landlord.



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

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