



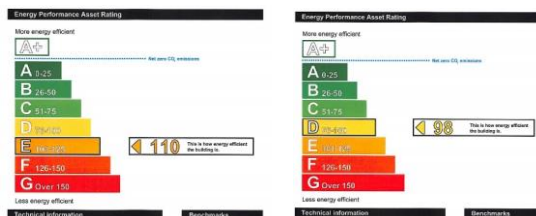
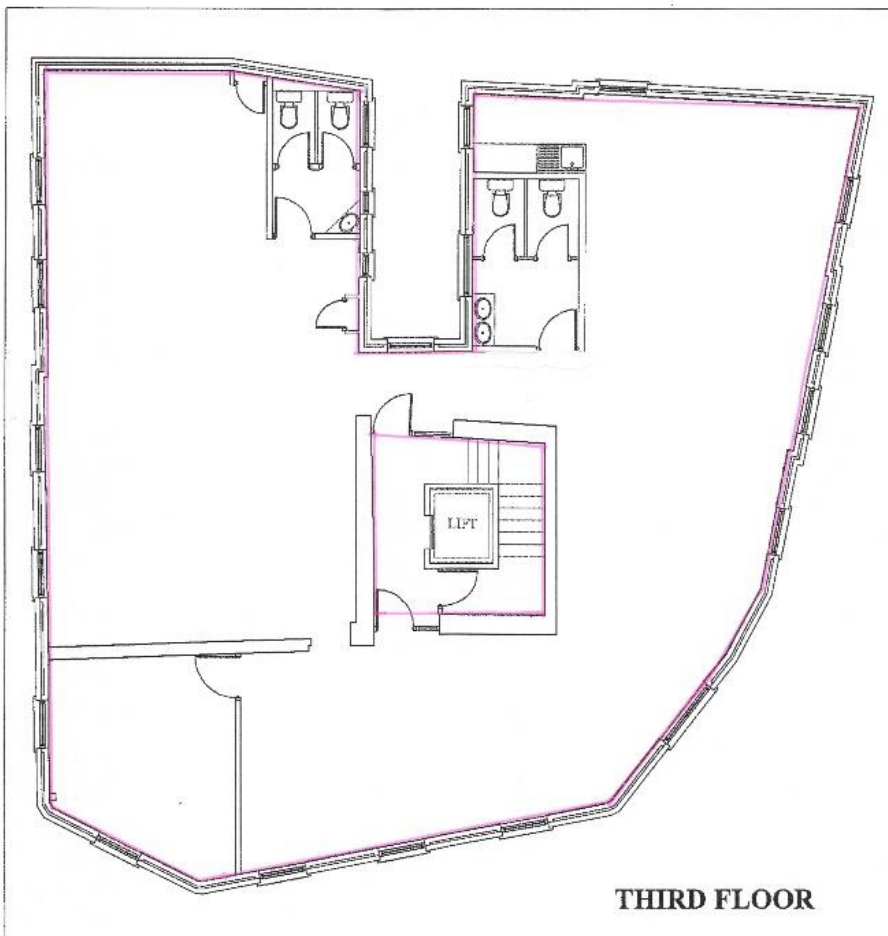
**MK**  
**Martin  
Kemps**  
EST.1985

**CENTRALLY  
LOCATED OFFICE  
SUITES  
AVAILABLE – ON  
THE THIRD FLOOR  
FROM – 1875 sq.ft  
(174m2)**

**BROOKE HOUSE, MARKET SQUARE, AYLESBURY,  
BUCKINGHAMSHIRE, HP20 1SN**

**RENTAL OFFERS INVITED IN THE REGION OF  
£14,000 pa + VAT  
NEW LEASE AVAILABLE**

**Spacious high  
quality office  
suites.**



**TERMS** A new lease is available on flexible terms.

**RENT** Offers invited in the region of £10.50 + vat per sq ft per annum exclusive.

**RATEABLE VALUE:** TBC

**RATES PAYABLE:** TBC

26 Temple Street, Aylesbury  
Buckinghamshire, HP20 2RQ

Tel 01296 422171

55 North Street, Thame  
Oxfordshire, OX9 3BH

Tel 01844 260909

An office suite available on the third floor of this prominent landmark building which is currently undergoing refurbishment to the reception area to create a high quality entrance. The offices are fully double glazed and have high quality lighting.

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** The service charge is relevant to the 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 ingoing tenant will be responsible for the legal costs of the landlord.

**\* CENTALLY LOCATED LAND  
MARK OFFICE BUILDING \*  
PROMINENTLY POSITIONED \*  
HIGH QUALITY INTERNAL  
FITTINGS \* SHARED  
CLOAKROOM AND  
KITCHENETTE FACILITIES \*  
COMMUNAL RECEPTION AND  
LIFTS CURRENTLY UNDER  
REFURBISHMENT TO THE  
HIGHEST STANDARDS \***

**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/5175

**[martinkemps.com](http://martinkemps.com)**

