



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

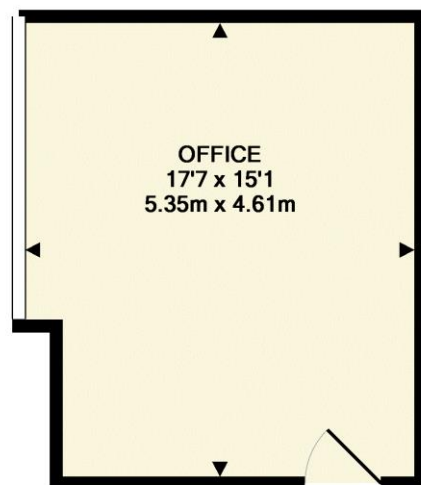
**MODERN FIRST  
FLOOR OFFICE  
SUITE IN  
PRESTIGIOUS TOWN  
CENTRE BUILDING  
OF APPROXIMATELY  
256 SQ FT  
(23.82m<sup>2</sup>)**

**SUITE F, ELSINORE HOUSE, 43 BUCKINGHAM STREET,  
AYLESBURY, BUCKS, HP20 2NQ**

**RENTAL OFFERS INVITED IN THE REGION OF £4000 PAX + VAT  
AND SERVICE CHARGE – NEW LEASE AVAILABLE**

**High quality  
small 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 STORAGE HEATING \* AIR CONDITIONING \* HIGH QUALITY FITTINGS AND LIGHTING \***



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** A new lease is available on flexible terms.

**RENT** Offers invited in the region of £4000 per annum exclusive plus 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 electric storage heating, air conditioning for cooling, T8 lighting, cable trucking, self contained unit with access to shared male and female cloakroom facilities

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** There is a service charge of £822.84 pa quoted for this unit. 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 ingoing tenant will be responsible for the legal costs of the landlord.

26 Temple Street, Aylesbury

Buckinghamshire, HP20 2RQ

Tel 01296 422171

55 North Street, Thame

Oxfordshire, OX9 3BH

Tel 01844 260909



**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

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