



## 4 Temple Street, Aylesbury, Buckinghamshire, HP20 2RQ

Self-contained refurbished TOWN CENTRE offices with Video Entrance system plus Annex  
531 sq.ft. (49.38 sqm) to 3,571 sq.ft (332 sqm) – **Available as a whole or in Suites**





## Property Location

The prominent corner building is at the junction of Temple Street with Bourbon Street and Market Street in the heart of the town centre. The railway and bus stations are within easy walking distance as are the town centre shops, restaurants, leisure amenities and multi-storey car park.

Aylesbury is the county town of Buckinghamshire and is situated approximately 40 miles to the North West of London, 20 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junction of the A41, the A413 and the A418 providing easy access to the M40, M1 and M25 motorways, all of which are within a 20 minute drive. The town benefits from a direct rail service to London Marylebone with a journey time of approximately 55 minutes.

## Description

A bright suite of self-contained offices on the first and second floors located just a few yards from Market Square. A two storey Annexe previously used for retail is also available.

The building was constructed in the 1970s and has a self-contained entrance from Temple Street. The majority of the space is on the second floor which benefit from the following amenities:

- Gas fired central heating with radiators
- Male and female cloakrooms
- Kitchenette
- Wireless connectivity to be installed
- Multiple Video entry system points

## Accommodation

1st Floor - 531 sq ft (49.38 sq.m)

2nd Floor - 1,563 sq ft (145 sq m)

Annex Ground Floor - 798 sq ft (74.1 sq m)

Annex First Floor - 679 sq ft (63.1 sq m)

**TOTAL 3,571 sq ft (332 sq m)**

## Rental

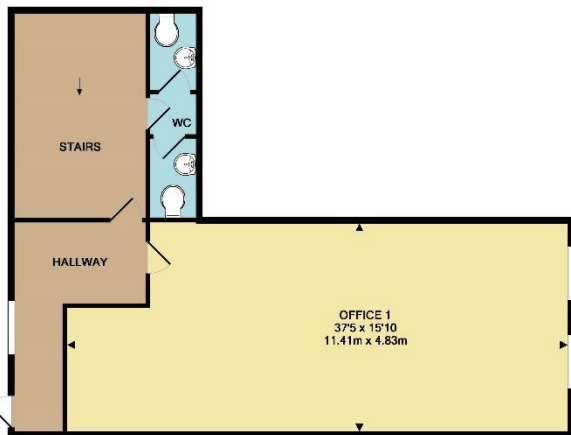
Offices £8.00 per sq.ft.

Annex £4 per sq.ft.

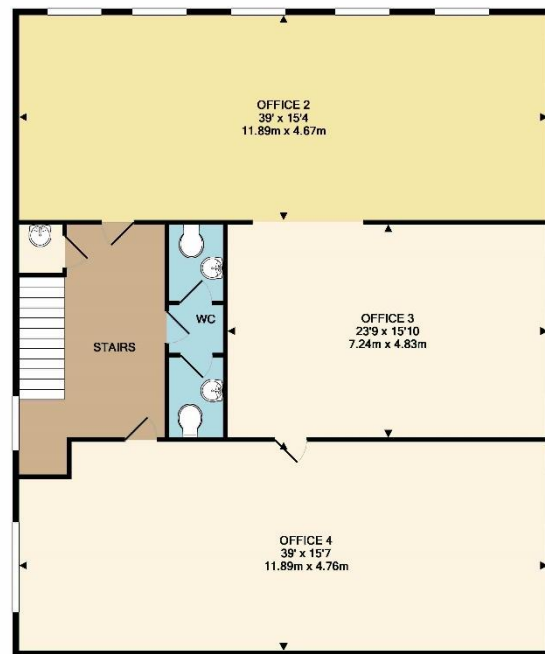




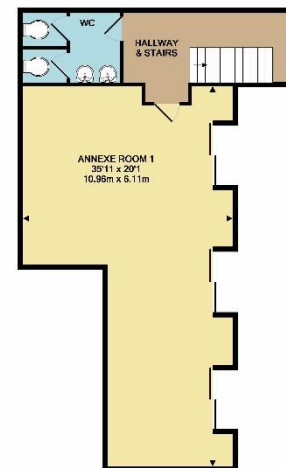




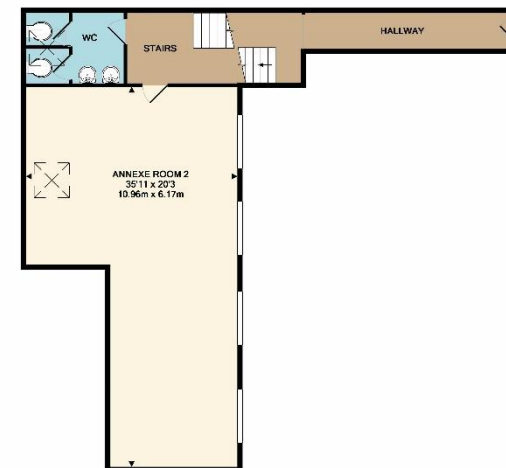
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR

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## Lease

A new effective full repairing and insuring lease is available for a term to be agreed, with a service charge to cover the common areas/structure etc.

## Business Rates

Please confirm these with the Local Authority – AVDC

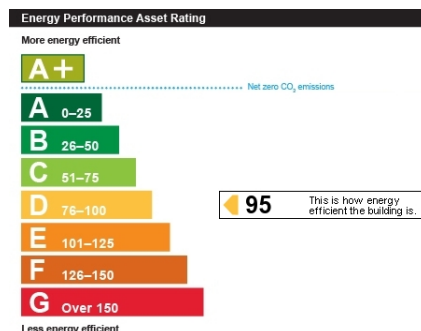
## Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

## Joint Agents

Chandler Garvey – Mr Alan Chandler  
01296 393383  
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Vat is Exclusive unless otherwise stated



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M822

