

# BEAR BROOK OFFICE PARK

WALTON STREET,  
AYLESBURY HP21 7QW



HIGH QUALITY OFFICE SPACE TO LET  
ONE SUITE AVAILABLE OF 3,347 SQ FT

# BEAR BROOK OFFICE PARK



## PROMINENT/ESTABLISHED/REDESIGNED

Bear Brook Office Park has undergone a comprehensive refurbishment to provide high quality office space including a new on-site café, breakout areas, showers and toilet facilities.

Situated within attractive landscaped grounds the park also benefits from being in a prominent town centre location adjacent to Aylesbury mainline rail station.



Set with secluded landscaped grounds.



Impressive atrium reception.



Secure car parking with an excellent car parking ratio.

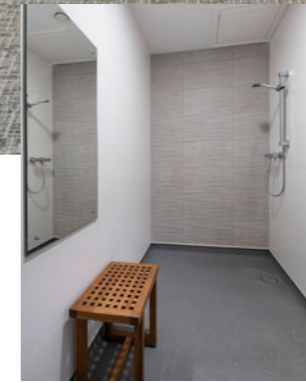
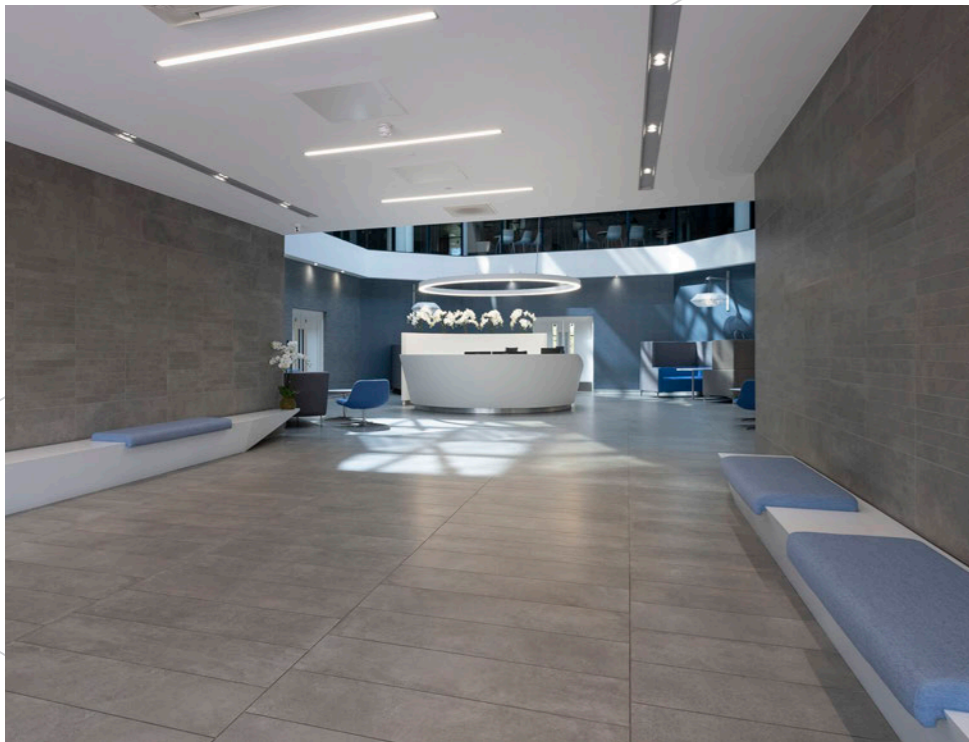
# BUILDING 2



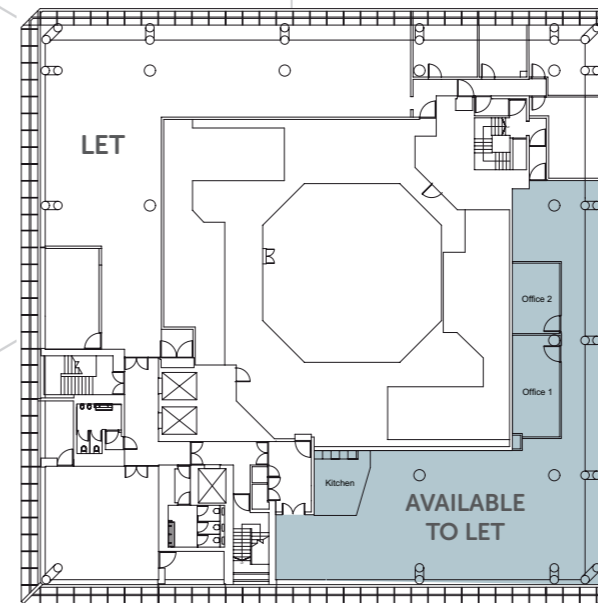
## INSPIRING/BRIGHT/SPACIOUS

The available suite is situated on the fourth floor with full height glazing giving excellent natural light throughout, creating an ideal working environment and benefitting from it's own kitchen area, boardroom and meeting room.

The suite has 12 secure car parking spaces with an excellent car parking ratio of 1:279 sq ft.



**FOURTH FLOOR (N/A)**  
3,347 SQ FT (310.95 SQ M)



### DETAILS

#### The Building

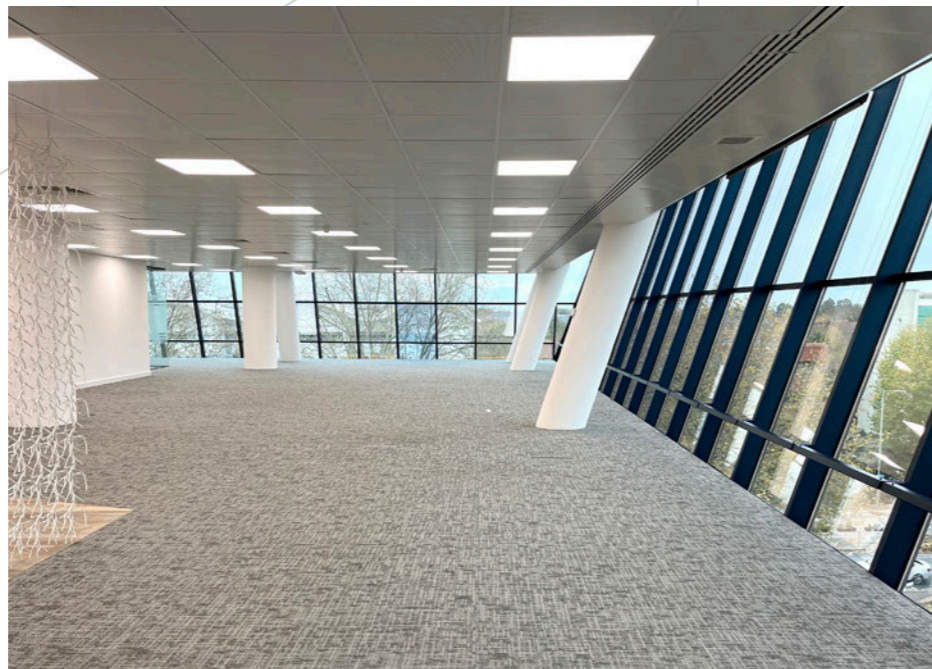
- Part of a campus development
- Town centre location, adjacent to the train station
- Landscaped grounds
- Manned central reception area
- On site café
- Breakout areas
- Bike racks, showers and changing facilities

#### The Suite

- VAV air-conditioning
- Suspended ceiling with integral lighting
- Kitchen
- Boardroom
- Meeting room
- EPC Rating - Fourth floor: B(44)
- 12 car parking spaces - ratio 1:279 sq ft



On-site café and breakout areas.



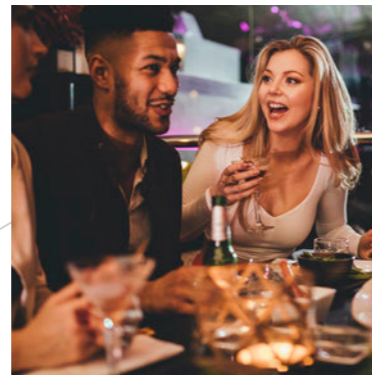


## SHOP/SOCIALISE/CONNECT

The property is well located in Aylesbury town centre, one of the fastest growing towns in the south-east.

The town's mainline station is in very close walking proximity with regular and fast services to London Marylebone. Rail infrastructure is improving with the east-west line, access to the Midlands and the north will be improved when services become available to Milton Keynes and beyond.

The town is situated on the Junctions of the A41, A413 and A418 providing easy access to the M40, M1 and M25, all of which are within a 20-minute drive.



Pop out for lunch or browse the shops, there are many retail and leisure facilities to enjoy, all within a short walk.

### LOCAL AMENITIES

- |   |                            |   |
|---|----------------------------|---|
| <b>1</b> Morrisons  | <b>3</b> Waitrose          | <b>11</b> Hale Leys Shopping Centre   |
| <b>2</b> Friars Square Shopping Centre<br>- River Island<br>- The Gym<br>- Waterstones<br>- Next<br>- New Look<br>- H&M<br>- Office | <b>4</b> Travelodge        | <b>12</b> Friars Square Shopping Centre<br>- Lidl<br>- Argos<br>- Curry's<br>- Greggs |
|   | <b>5</b> Waterside Theatre | <b>13</b> Aldi  |
|   | <b>6</b> Odeon             | <b>14</b> B&Q   |
|   | <b>7</b> Nando's           | <b>15</b> Aqua Vale - swimming & fitness centre                                       |
|   | <b>8</b> Marks & Spencer   |   |
|   | <b>9</b> Costa Coffee      |   |
|   | <b>10</b> Sainsbury's      |   |



### TRAVEL TIMES

By Road	Miles
M40 (J8a)	15
M1 (J11a)	19
M25 (J20)	20
Milton Keynes	20
Oxford	22
Luton Airport	30
Central London	44

By Rail	Mins
High Wycombe	29
London Marylebone	63
Oxford	80

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