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PROPERTY PARTICULARS

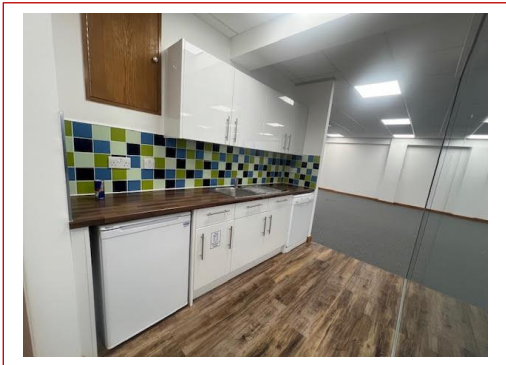
**LAST
REMAINING
SUITE**

Preliminary Particulars

Modern Office Suite

FLEXIBLE LEASE TERMS AVAILABLE

**UNIT 2
BELL BUSINESS PARK
SMEATON CLOSE, AYLESBURY
BUCKS HP19 8JR**



TO LET

**2,559 sq.ft. (237 sq.m)
Approximate Net Internal Area**

LOCATION - Bell Business Park is in the Gatehouse commercial/ industrial area of Aylesbury, within a few minutes drive from the town centre. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles north-west of Central London, 23 miles from Oxford, and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41, the A413 and 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 system to London Marylebone with a journey time of approximately 55 minutes.



DESCRIPTION - Bell Business Park is a well-established and modern premium office accommodation with a good parking ratio. Unit 2 is refurbished with kitchenettes, air conditioning, raised floors, LED lighting and carpeting, and are situated in close proximity to Fairford Leys village centre for staff amenities.

The accommodation comprises a second floor office which offers immaculate, ready to move in accommodation and benefits from a lift in the central core and 11 parking spaces. The unit also contains various glass partitions ready for private offices or meeting rooms. The common areas are covered by a service charge equating to £6.37 per sq.ft. plus VAT, per annum.

ACCOMMODATION (All areas are approximate Net Internal Area):
Second Floor - 2,559 sq.ft.

FACILITIES include: -

- ◆ Air conditioning
- ◆ Raised Floors
- ◆ LED lighting
- ◆ Carpeting
- ◆ Kitchen
- ◆ Toilet facilities on both floors
- ◆ 11 Car parking spaces
- ◆ Secure site with barrier access
- ◆ Passenger lift
- ◆ In close proximity to staff amenities

TERMS - To let on a new lease direct from the landlord.

RENT – £17.00 per sq. ft. plus VAT and Service Charge.

SERVICE CHARGE - £6.37 per sq. ft. plus VAT.

BUSINESS RATES – To be re-assessed

LEGAL COSTS - Each party to bear their own costs.

ENERGY PERFORMANCE RATING - Second Floor C – 61.

VIEWING - By appointment with the instructed Agents: -

Duncan Bailey Kennedy
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Ref: JKH/1222