



Commercial Property Consultants

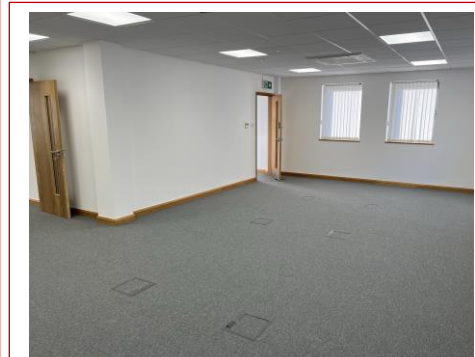
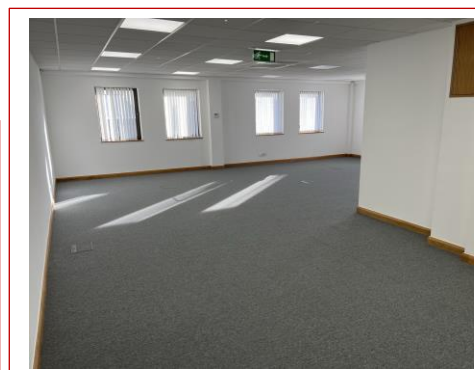
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PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

Modern First Floor Office
UNIT 7
BELL BUSINESS PARK
SMEATON CLOSE, AYLESBURY
BUCKS HP19 8JR



TO LET

1,227 sq.ft. (113.99 sq.m)
approximate Net Internal Area

FLEXIBLE LEASE TERMS AVAILABLE

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 landscaped office parking offering premium office accommodation with a good parking ratio. Unit 7 is a newly refurbished, self-contained building with pristine, ready to move in accommodation over two floors. The unit benefits from 5 parking spaces per floor and is situated in close proximity to Fairford Leys village centre for staff amenities.

ACCOMMODATION (All areas are approximate Net Internal Area):

Ground Floor - 1,157 sq.ft. (107.49 sq.m) - LET
First Floor – 1,227 sq.ft. (113.99 sq.m) - AVAILABLE

Total - 2,384 sq.ft. (221.48 sq.m)

The Landlord may consider splitting this unit into suites from approximately 500 sq.ft.

FACILITIES include: -

- ◆ Air conditioning
- ◆ Raised Floors
- ◆ LED lighting
- ◆ Carpeting
- ◆ Ground floor kitchen with white goods
- ◆ Toilet facilities on both floors
- ◆ 5 Car parking spaces per floor
- ◆ Secure site with barrier access
- ◆ Quiet location
- ◆ In close proximity to village centre for staff amenities

TERMS - The property is available on a new effective full repairing and insuring lease for a term to be agreed.

RENT – £19 per sq.ft. plus VAT and service charge.

BUSINESS RATES - The Valuation Office website indicates a 2023 Rateable Value of £28,250. If the building was split and let as individual suites, the rateable value would be re-assessed and, therefore, potentially an ingoing tenant could benefit from small business rates relief.

Rate in the £ for 2023 is 49.9 pence.

LEGAL COSTS - Each party to bear their own costs.

ENERGY PERFORMANCE RATING: C - 68.

VIEWING - By appointment with the instructed Agents: -

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay
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Tel: 01494 450951



Most Active
Regional
Agent



Ref: JKH/1222