

01296 398383

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AYLESBURY
OAKLEY HOUSE, MILL STREET
HP20 1BN

TO LET/FOR SALE
1,820 SQ FT (169.1 SQ M)

MODERN GROUND, 1ST AND 2ND FLOOR OFFICES
WITH 6 ON-SITE CAR SPACES
SUITABLE FOR PERMITTED DEVELOPMENT



Location

The property is located in Aylesbury, the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles north west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41 at Kings Langley. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes

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Amersham
Tel: +44 (0)1494 723 999

Aylesbury
Tel: +44 (0)1296 398 383

High Wycombe
Tel: +44 (0)1494 446 612

Marlow
Tel: +44 (0)1628 902 488

Slough
Tel: +44 (0)1753 725 700

COMMERCIAL PROPERTY CONSULTANTS

Description

An attractive detached brick built office, providing ground, first and second floor accommodation located in Mill Street, just off Cambridge Street, in the town centre of Aylesbury. It provides approximately 1,820 sq ft together with 6 on-site car spaces.

Amenities include the following

- Secure on-site parking (6 spaces)
- Fully carpeted
- Gas fired central heating
- Separate WC's
- Kitchenette
- Part dado trunking



Tenure

Freehold or leasehold transactions will be considered.

Rental

£25,000 per annum based on a tenant taking a minimum 10 year effective full repairing and insuring lease.



Freehold

Offers sought in excess of £350,000 for the freehold interest. Suitable for Permitted Development.

Energy Performance Certificate

TBC

Business Rates

Rateable Value £16,000. Please contact the Local Authority, Aylesbury Vale District Council for more details.

Legal Costs

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

Viewing

Strictly by appointment through the joint sole agents:-

Chandler Garvey Ref: Alan Chandler Tel: 01296 398383 Email: ac@chandlergarvey.com	Ben Coleman Associates Ref: Ben Coleman Tel: 01604 660014 Email: ben@bencolemanassociates.co.uk
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