

Brooke House | Market Square | Aylesbury

Buckinghamshire | HP20 1SN

Recently Refurbished Third Floor Office Accommodation - To Let

1,875 FT² (174 M²)



RENT REDUCED – NOW OIRO £14,000PA

- Office can be split
- Now accepting short term lets
- Modern Spec Recently Refurbished Office
- Central Heating
- Carpeting

**CPA**
www.cpa-a.co.uk
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Castledine House
5-9 Heanor Road
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Derbyshire
DE7 8DY



Location

Brooke House is situated in Market Square in the centre of Aylesbury on the corner of Kingsbury and Buckingham Street. The immediate locality provides a range of shopping, banks, and eateries and the station is a short walk away.

Description

Brooke House is a four-storey building providing retail space on the ground floor and office accommodation on the upper parts.

The available accommodation is refurbished to a modern specification with suspended ceilings, central heating and carpeting. The building is serviced by a central shared entrance, refurbished stairway and modern lift.

Accommodation

Third Floor 1,875 ft² (174m²)

The above floor areas are measured on an approximate gross internal basis.

Terms

The accommodation is offered on new internal repairing and insuring leases for a term to be agreed. Consideration would be made to let half of the floor, please enquire.

Price

Was £19,700, now reduced to OIRO
£14,000pa

VAT

Value added tax is applicable.

Business Rates

The accommodation has the following rateable values.

Third Floor - £ 10,750 (as of 2017)

The individual rating assessments may qualify prospective tenants for Small Business Rate Relief. Confirmation regarding rates payable should be sought from the local authority.

Service Charge

£8,000 per annum exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

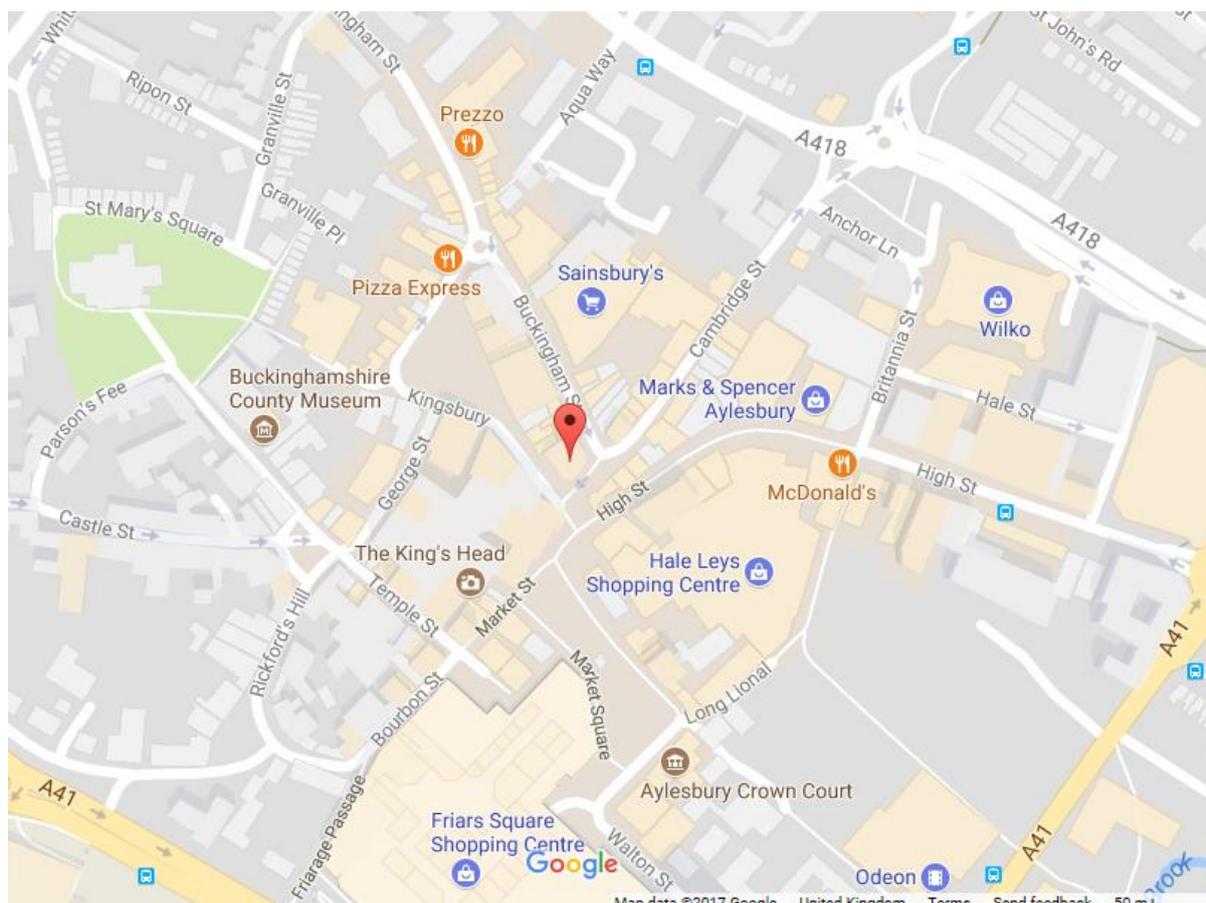
EPC

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The Energy Performance Certificate is available on request.

Viewings

Strictly by appointment.



For further information or to arrange to view please contact:

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