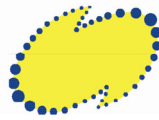


# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## TO LET

## FIRST FLOOR OFFICES

ELSINORE HOUSE, BUCKINGHAM STREET  
AYLESBURY, HP20 2NQ



(SUITE C) APPROX 771 FT<sup>2</sup> (71.66 M<sup>2</sup>)

**£12.50 per ft<sup>2</sup>**

## **LOCATION**

The property is prominently located in Buckingham Street within Aylesbury Town Centre. The Hale Leys and Friars Shopping Centre within a few minutes walk, as is the main multi-storey car parks and Aylesbury's railway and bus station.

Aylesbury town centre is due to be redeveloped within the next 18 months, which will further enhance the centre of commercial activities.

## **DESCRIPTION**

Elsinore House provides brick built accommodation, which has been refurbished in recent years. The entrance is accessible off Buckingham Street with secure allocated car parking to the rear.

The property benefits from the following amenities:

- *On site car parking within 2 minutes walk of town centre*
- *Close to railway and bus station*
- *Carpeting throughout*
- *Attractive modern layout*
- *Separate W.C.s*
- *Kitchenette facilities*
- *Suspended ceilings*
- *Recessed lighting*
- *Perimeter trunking*

## **ACCOMMODATION**

Suite C - 771 sq ft (71.66 sq m)  
One parking space is available with this suite.

## **LEASE**

The suite is available on full repairing and insuring Lease, subject to a service charge in respect of the common areas.

## **RENT**

Rental offers sought in the region of £12.50 per sq ft based on the net lettable areas.

## **V.A.T**

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

## **LEGAL COSTS**

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

## **FURTHER INFORMATION/VIEWINGS**

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk). We are open from 9am to 5pm Monday to Friday.

## **FREE APPRAISAL**

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

## **DISCLAIMER**

### **IMPORTANT – Property Misdescription and or Misrepresentation**

**P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-**

- a. Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- b. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- c. We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- d. No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

## **LOCATION PLANS**

### LOCAL MAP



### REGIONAL MAP



Date Prepared: 5<sup>th</sup> March 2008