



IN BRIEF

- 3,772 square feet
- Flexible workspace
- Ground floor

LICENCE FEE

£115,000 per annum

TIMING

Vacant possession to be given upon completion of legal formalities.

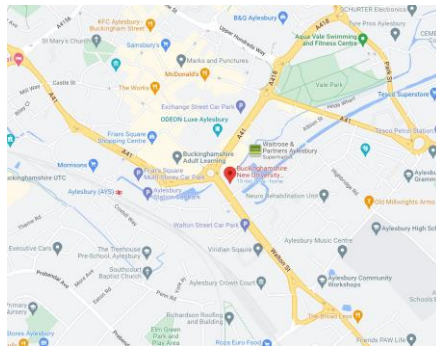
59 WALTON STREET, AYLESBURY HP21 7QG

Available on an inclusive licence

High Quality, Ground Floor, Flexible Workspace

LOCATION

This prominent and striking building is located adjacent to the Waterside Theatre and Waitrose development in the centre of Aylesbury, the County Town and administrative centre of Buckinghamshire.



DESCRIPTION

A self-contained ground floor suite currently in an open plan layout but easily capable of sub-division with dual access at each end of the suite.

ACCOMMODATION

The suite has a net useable floor area of approximately 3,772 square feet (350.42 square metres), with the following amenities:

- Fitted kitchen and private w/c's
- Carpeted
- Superb natural light

VIEWING & CONTACT

Strictly by prior appointment with the sole sale/letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

LICENCE

A flexible licence is being offered for a term by arrangement with a minimum of 6 months.

LICENCE FEE

£115,000 per annum inclusive of business rates and service charge.

USE

The suite would be suitable for a range of uses within Class E particularly offices, non-residential medical or educational.

VAT

All figures quoted are exclusive of VAT where chargeable.

LEGAL COSTS

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

POSSESSION

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EPC

To be commissioned.



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