

# FOR SALE/TO LET

AS A WHOLE OR IN PART

IDEAL FOR SERVICED OFFICES



## REGENT HOUSE

REFURBISHED  
OFFICES

484 sq ft / 8394 sq ft ( 44.96 m<sup>2</sup> / 779.82 m<sup>2</sup>)

13-15 GEORGE STREET, AYLESBURY, HP20 2HU

[www.regenthouse-aylesbury.co.uk](http://www.regenthouse-aylesbury.co.uk)

# Location

Aylesbury, is situated approximately 44 miles to the North West of London, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A413 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are in a 20 mile radius. The town has a mainline railway station with a direct line to London Marylebone with a journey time of approximately 55 minutes. Aylesbury is due for enormous expansion over the next few years and will accommodate a population in the region of 80,000 to 100,000.

REGENT HOUSE





# Description

The building was probably constructed in the early/1970's and comprises ground, first and second floors, built of brick with a flat roof.

The building has been refurbished to provide boutique offices on the edge of Aylesbury's Conservation Area and within close proximity to all shops, railway station etc.

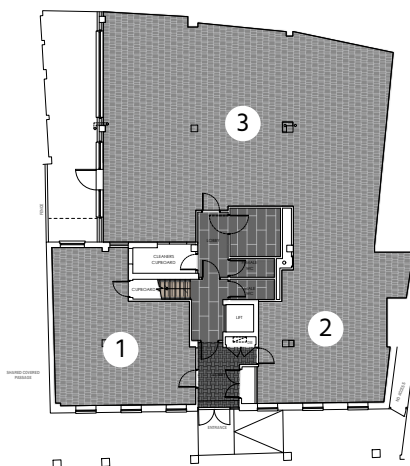
The building is available as a whole To Let or For Sale or in part on a floor by floor basis To Let or For Sale.

[www.regenthouse-aylesbury.co.uk](http://www.regenthouse-aylesbury.co.uk)

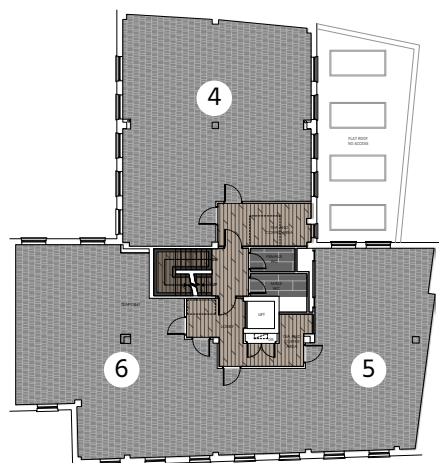
# Accommodation

The property provides the following accommodation:

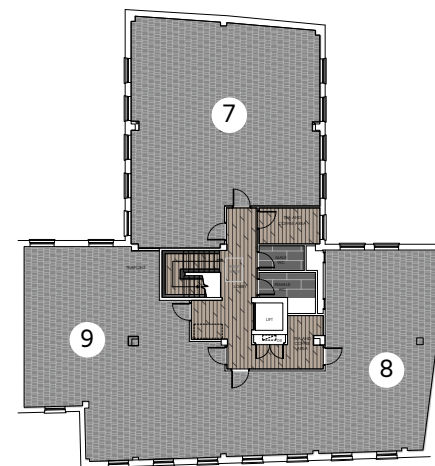
Ground Floor		First Floor		Second Floor	
Suite 1	484 sq ft	Suite 4	904 sq ft	Suite 7	904 sq ft
Suite 2	538 sq ft	Suite 5	904 sq ft	Suite 8	936 sq ft
Suite 3	1561 sq ft	Suite 6	1044 sq ft	Suite 9	1119 sq ft
	2583 sq ft (240 m <sup>2</sup> )		2852 sq ft (265 m <sup>2</sup> )		2959 sq ft (275 m <sup>2</sup> )
<b>TOTAL</b>		<b>8394 sqft (780 m<sup>2</sup>)</b>			



Ground



First



Second



# Amenities

[www.regenthouse-aylesbury.co.uk](http://www.regenthouse-aylesbury.co.uk)



New carpets



Ample WC  
Accommodation



Suspended  
ceilings with  
recessed LED  
lighting



Car parking  
available



Bike racks



Kitchen areas



Lift



Shower facilities



Air  
Conditioning



## Price

Upon application

## Rental

Upon application

## Legal Costs

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

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated. SUBJECT TO CONTRACT DECEMBER 2020

## Viewing

Strictly by appointment  
through the sole agents.

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