



## UNIT 2B TOP YARD BARN

Hedsor Towers Harvest Hill Hedsor Bourne End SL8 5JJ

TYPE	OFFICES
TENURE	LEASEHOLD
SIZE	1,721 SQ FT (160 SQ M)

### KEY POINTS

- > Good quality barn style offices
- > Retail / studio potential on ground floor
- > Ample courtyard parking for 12 cars
- > Available now

## Location

Unit 2B Top Yard Barn, Hedsor Towers is located on Harvest Hill approximately 1.5 miles east of Bourne End. There is easy access via A4094 to the M40 Motorway (Junction 3) - 3 miles. It is also well located to nearby towns Beaconsfield (4 miles) and Maidenhead (5 miles).

## Description

Built in 2016 this attractive barn style office has been comprehensively refurbished, offering great quality, contemporary rural offices over two floors with excellent parking, privacy and security.

## Specification

- Ample courtyard parking for 12 cars - 1:143 sq ft
- Open plan with meeting rooms
- Double glazed
- Perimeter trunking
- Carpeting
- Fitted kitchenette
- Male & Female WCs
- Biomass Boiler Central Heating
- Suspended ceiling with LED lighting
- Intercom secure access
- External flood lighting
- Electric gated entrance system

## Energy Performance Asset Rating

EPC Rating: B:29

## Rateable Value

£2,500



## Accommodation

We understand the Net Internal floor areas (NIA) are as follows;

Floor	sq ft	sq m
Ground Floor Offices	936	87.0
First Floor Offices	785	72.9
Total	1,721	159.9

## Terms

A new full repairing and insuring lease will be granted on flexible lease terms to be agreed, which will be contracted outside The Landlord & Tenant Act 1954.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which will be charged.

## Viewing & Further Information

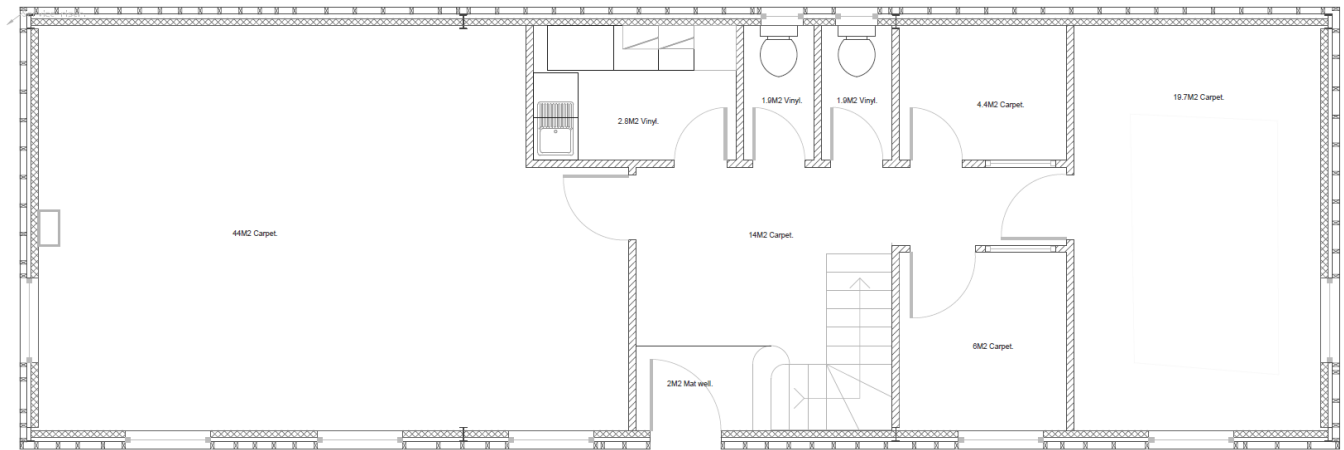
Please contact the joint sole agent for further information or an appointment to view.



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## Floor Plans

### Ground Floor



### First Floor

