



Commercial Property Consultants

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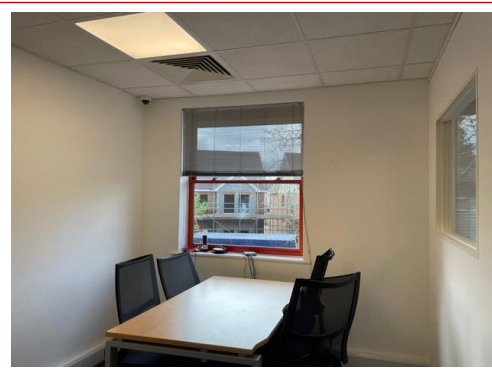
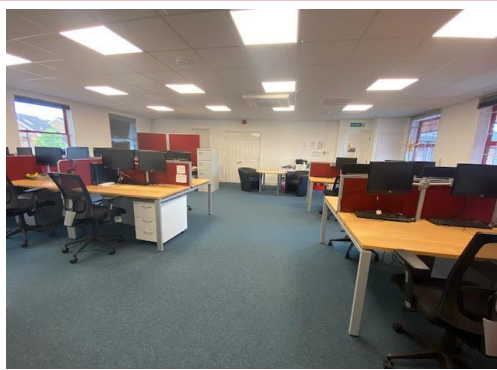
PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

**REFURBISHED OFFICE SUITE TO LET
WITH PARKING**

**10 Eghams Court
Boston Drive
Bourne End
Bucks SL8 5YS**



943 Sq Ft (87.60 Sq M) Approximate Net Internal Area

TO LET

LOCATION – Boston Drive is located a short walk to Bourne End High Street with the benefit of local amenities including a Costa Coffee, Tesco Express and Co-operative Local. The train station is situated opposite the entrance to Boston Drive, which provides regular trains to Marlow and Maidenhead (Cross Rail). The A404M is 5 minutes drive, giving access to the M40 and M4 motorways. Heathrow Airport is approximately a 15 mile drive.



DESCRIPTION – The property comprises a first floor self-contained office suite offering an attractive mixture of open plan and cellular accommodation. The property is fully self-contained with the benefit of its own kitchenette and male and female WC's.

ACCOMMODATION

943 sq.ft. (87.60 sq.m) Approximate Net Internal Area.

AMENITIES

- Modern First Floor Offices
- New Air Conditioning
- Suspended Ceilings with LED Lighting
- Raised Floor
- Trunking
- Kitchenette
- Mixture of Open Plan and Cellular Offices
- 4 On Site Car Parking Spaces
- Excellent Motorway Accessibility

TERMS - The offices are a new effectively full repairing and insuring lease for a term by arrangement to be excluded from the Landlord & Tenant act 1954.

RENT - £19,500 per annum exclusive. Potentially no business rates payable.

SERVICE CHARGE – A service charge will be levied to include Business Rates, building insurance, utilities, and estate charges, apportioned on a square footage basis. The service charge budget contribution for year ending 2021 is £3,317.74 (£3.56 per sq.ft.).

RATES – The Valuation Office website indicates a Rateable Value of £11,750 effective from 1st April 2020.

ENERGY PERFORMANCE RATING – The EPC rating for this property is D.

VIEWING – Strictly by appointment with Joint Sole Agents:

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