



Commercial Property Consultants

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PROPERTY PARTICULARS

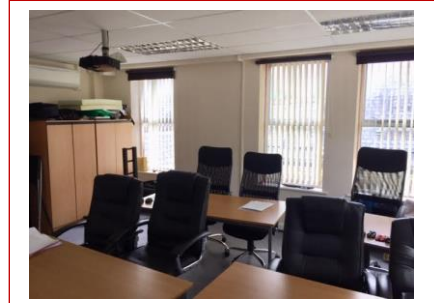
**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

TO LET

**ATTRACTIVE MODERN FIRST FLOOR OFFICES WITH 4 CAR PARKING SPACES,
CLOSE TO TOWN CENTRE AND RAILWAY STATION**

**THE OLD COURTHOUSE
HUGHENDEN ROAD
HIGH WYCOMBE
BUCKS HP13 5DT**



1,180 sq.ft. (110 sq.m.) Approximate Net Internal Area

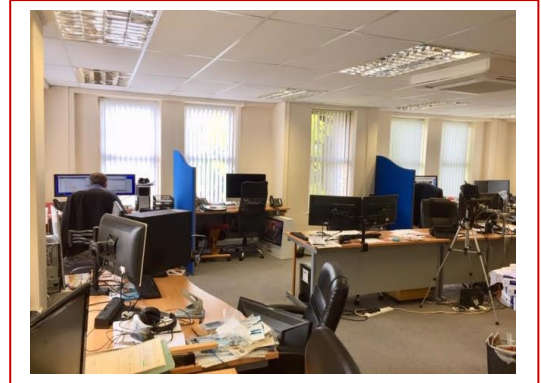
LOCATION

The property is situated north of the town centre, close to the junction of Hughenden Road and Benjamin Road. The town centre facilities and railway station are approximately ½ mile from the premises. Access to the M40 is at Junction 4 about 1 ½ miles south.

DESCRIPTION

The accommodation available comprises an office suite situated on the first floor of a four storey, brick built, office building. The suite provides an open plan office and meeting/presentation room and has the benefit of the following:-

- ◆ Gas fired central heating
- ◆ Carpeting
- ◆ Suspended ceiling
- ◆ Cat II lighting
- ◆ Kitchenette
- ◆ Entryphone system
- ◆ Shared male and female toilets
- ◆ Four car parking spaces



ACCOMMODATION (Area is approximate Net Internal):

First Floor - 1,180 sq.ft. (110 sq.m)

TERMS

A new full repairing and insuring lease for a term to be agreed by negotiation.

RENT

£17,700 per annum (approx. £15 per sq.ft.) exclusive of business rates, service charge, and VAT, if applicable.

RATES

The 2017 Rateable Value is £10,500. Potentially, Small Business Rates Relief available.

ENERGY PERFORMANCE RATING: To be confirmed.

VIEWING

Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
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FAO: Adrian Dolan / Will Janes / Jim Sheldon
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