



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**Self-contained Modern Office Building
With up to 5 Car Parking Spaces**

**UNIT L
BOURNE PARK
CORES END ROAD
BOURNE END BUCKS SL8 5AS**



TO LET

1,025 sq.ft. (95.22 sq.m) Approximate Net Internal Area



LOCATION - Bourne Park is situated within Bourne End village centre, close to the railway station which provides services to Marlow and Maidenhead, with rush hour trains to London Paddington, and approximately 2 miles from the A404 which connects both the M40 and M4 motorways. The village also offers a good range of shopping and dining facilities, a library, garden centres, and a marina.

DESCRIPTION - A modern end-of-terrace office building with brick elevations and open plan office accommodation at first floor level. Features include:

- Cat II Lighting
- Suspended ceiling
- Air conditioning
- Carpeting
- Kitchenette
- Separate meeting rooms
- Furniture available by separate negotiation

ACCOMMODATION (Approximate Net Internal Area)

First Floor 1,025 sq.ft. (95.22 sq.m)

TENURE - The unit is available on a new full repairing and insuring lease for a term by arrangement.

RENT - £22,000 per annum, plus VAT.

Exclusive of all other costs including business rates, service charge, insurance and utilities.

VAT - Is applicable on the transaction.

RATEABLE VALUE - We have been verbally informed by the Local Authority that the rateable value of the property as of 1st April 2017 is £15,750.00. Rates in the £ for 21/22 is 49.9p

LEGAL COSTS - Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING: D - 81.

VIEWING - By appointment with the Sole Agents: -

Duncan Bailey Kennedy
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