



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

**Grade 'A' Office to Let
Flexible Lease Terms Available**

**First Floor Offices, Kingsmead Business Park,
Frederick Place, High Wycombe,
Bucks, HP11 1JU**



**From 5,000 (464.55 sq.m - 10,000 sq.ft. (929.1 sq.m.) Approx.
Gross. External. Area.**

LOCATION

Situated within Kingsmead Business Park which fronts the London Road (A40), Kingmeads Business Park



enjoys excellent road and rail links. Junction 3 of the M40 is less than 1 mile distant providing easy access to London, Heathrow and the M25. High Wycombe town centre is 2.5 miles to the west, where fast and frequent rail services are available to London Marylebone (fast journey time of 25 minutes).

TERMS

Hampden Court is a Grade A modern first floor office providing a mixture of open plan and cellular office accommodation with break out area, kitchen facilities and shared WCs & reception. The floor areas can be separated into identifiable wings, allowing the suite to be easily subdivided. Coupled with the benefits from the onsite Café Kix, Kingsmead Business Park Community and excellent parking ratio of 1:245.

ACCOMMODATION (Approx. Gross Internal Area)

First Floor - Approx. From 5,000 sq.ft. (464.55 sq.m.) to 10,000 sq.ft. (929.1 sq.m.)

TERMS

Upon application.

RENT

Upon application.

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

BUSINESS RATES

The Valuation Office website indicates a 2017 Rateable Value for the entire first floor of £156,000.00 for the entire building. Rate in the £ for 2021/22 is 51.2p.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE RATING

C - (68)

VIEWING

Strictly by appointment through Sole Agents:

Duncan & Bailey-Kennedy LLP

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