



## East Suite, Acorn House

12 Straight Bit, Flackwell Heath, HP10 9LS

### **SELF-CONTAINED OFFICE SUITE**

**847 sq ft**  
(78.69 sq m)

- Open plan accommodation
- 2 x car parking spaces
- Gas central heating
- Perimeter trunking
- WC facilities
- Village location close to local amenities

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## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 847 sq ft   |
| <b>Rent</b>           | £15,000 per annum   |
| <b>Rates Payable</b>  | £5,068.80 per annum<br>Small business rates relief may apply. |
| <b>Rateable Value</b> | £9,900  |
| <b>VAT</b>            | Applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs                            |
| <b>EPC Rating</b>     | C (67)  |

## Description

The property comprises of a first floor self-contained office suite measuring 847 sq ft with two car parking spaces. The subject office suite sits over a parade of retail units in a good location in this affluent village on the outskirts of High Wycombe with a population of circa 6,000.

Nearby occupiers include Costa Coffee, Sainsbury's Local, and Boots Pharmacy.

## Location

Flackwell Heath is situated on the outskirts of High Wycombe and just one mile away from the M40 (junction 3).

With strong public transport links to High Wycombe Town Centre, Acorn House is conveniently located on the main road through the village and has local bus routes regularly stopping just a 2 minute walk away.

High Wycombe town centre has an extensive range of retail and leisure facilities and benefits from an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

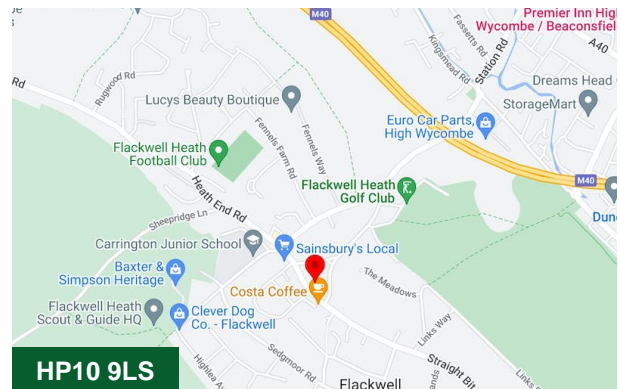
## Accommodation

The accommodation comprises the following areas:

| Name             | sq ft      | sq m         | Availability |
|------------------|------------|--------------|--------------|
| 1st - East Suite | 847        | 78.69        | Available    |
| <b>Total</b>     | <b>847</b> | <b>78.69</b> |              |

## Terms

A new lease is available direct from the landlord on terms to be agreed.



## Viewing & Further Information



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