



Commercial Property Consultants

Offices at High Wycombe and Marlow
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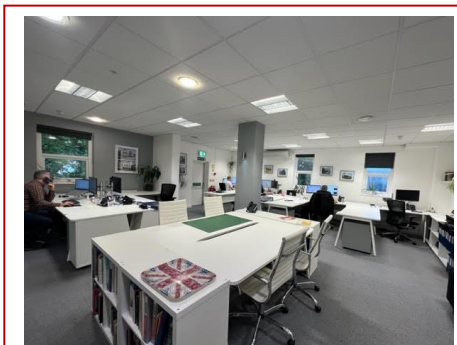
PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE ON THE
OFFICE SUITES**

Preliminary Particulars

**Attractive Office Suites,
Forming Part of a Prominent Detached Office Building
in a Gated Development with 6 Car Parking Spaces,
Approx. 200m from High Wycombe Mainline Railway Station**

**The Old Registry
20 AMERSHAM HILL
HIGH WYCOMBE
BUCKS HP13 6NZ**



**297 sq.ft. (27.59 sq.m) - 927 sq.ft. (86.12 sq.m)
Approx. Net Internal Area**

TO LET

LOCATION - Prominently located off Amersham Hill, the property is approximately 200m from the High Wycombe mainline railway station and within easy walking distance of High Wycombe town centre with all of its amenities. Junction 4 of the M40 motorway is approximately 1.5 miles distance, which provides direct access to Central London, Oxford and Birmingham.

DESCRIPTION - The first-floor suite comprises part of an attractive three-storey detached brick-built office building under a pitched roof. The suite provides an attractive mix of open plan and cellular office accommodation.

AMENITIES include: -

- Male and female WC's
- Generous Parking
- Gated environment
- Carpeting throughout
- Air conditioning cassettes
- Bookable meeting room

ACCOMMODATION (Approximate Net Internal Area):

Suite F1 - 927 sq.ft. (86.12 sq.m)
Suite F2 - 423 sq.ft. (39.29 sq.m)
Suite S2 - 297 sq.ft. (27.59 sq.m)

TERMS - The property is available by way of a new full repairing and insuring lease for a term to be agreed by negotiation.

RENT

Suite F1 - £13,500 per annum exclusive
Suite F2 - £ 7,650 per annum exclusive
Suite S2 - £ 5,000 per annum exclusive

The above rent is exclusive of all other outgoings such as business rates, service charge, utilities.

PARKING

Suite F1 - 6 spaces
Suite F2 - 3 spaces
Suite S2 - 2 spaces

VAT - Not applicable to the transaction.

LEGAL COSTS - The ingoing tenant is to be responsible for the Landlord's legal costs incurred in this transaction.

RATEABLE VALUE - The Valuation Office website indicates a 2023/24 Rateable Value of £9,900 for the first floor offices (Suite F1). Please note, the offices may be subject to small Business Rates Relief, however, rates may be payable on the 6 car parking spaces (2023/24 Rateable Value of £2,325).

ENERGY PERFORMANCE RATING: D - 92

VIEWING - By appointment with the Sole Agents:-

Duncan Bailey Kennedy
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