



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



SELF CONTAINED DETACHED OFFICE BUILDING WITH PRIVATE CAR PARK FOR SALE/TO LET - 4,144sf (385sm)

Wessex House, Marlow Road,
Bourne End, Bucks SL8 5SP

- 18 Car spaces.
- Open plan floor plates.
- 2 EV Charging points.
- EPC Rating – B(39).

LOCATION

The property is located in Bourne End High Street with the benefit of its local amenities. The A404M is 5 minutes' drive giving access to the motorway network, the M40 (J4) and M4 (J8/9) motorways. Heathrow Airport is approximately 16 miles drive.

Bourne End rail station with trains via Maidenhead (Crossrail) to London Paddington and Reading is 2 minutes' walk.

What3Words Location: [///syndicate.fully.sharper](#)





DESCRIPTION

Wessex House is a self-contained office building in the heart of Bourne End. Available from Q2 2023 refurbished to achieve an EPC B.

The property benefits from a private car park with 18 spaces, including 2 EV charging points. With predominately open plan offices on the ground, first and second floors.

The ground and first floor benefit from meeting rooms, private offices, kitchenettes and WCs.

ACCOMMODATION

The accommodation comprises the following areas:

	SQF	SQM
GROUND FLOOR – RECEPTION	88	8
GROUND FLOOR	1,689	157
FIRST FLOOR	1,704	158
SECOND FLOOR	663	62
TOTAL	4,144	385

LEASE/SALE

The premises are available for sale freehold, or by way of a new lease on terms to be agreed, .

BUSINESS RATES

The Rateable Value is £69,500. The tenant will be responsible for paying Business Rates directly to the Local Authority.

RENT/PRICE

On application.

VIEWING

Strictly by appointment through the joint sole agents:

PHILIP MARSH COLLINS DEUNG
Nick Ball 01494 683644 nick@pmcd.co.uk

PAGE HARDY HARRIS - 01628 367439

DUNCAN BAILEY KENNEDY - 01628 484343



NICK BALL
nick@pmcd.co.uk
01494 683 644 - Beaconsfield

39 Windsor End, Beaconsfield, HP9 2JN

**PHILIP MARSH
COLLINS DEUNG**



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