



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



BARN CONVERSION OFFICES WITH PARKING - 1,292sf (120sm) TO LET

Unit 4, HTF Business Centre, Heath
End Road, Flackwell Heath, Bucks
HP10 9AE

LOCATION

The property is located within a conveniently located, private complex with stunning views over surrounding countryside.

HTF Business Centre is situated less than 2 miles from High Wycombe town centre and 3 miles from Marlow. Both towns provide main line train stations serving the Chiltern Line and GWR respectively.

Also less than 2 miles are Junctions 3 and 4 of the M40 motorway, providing access to the M25 and national motorway network.

Wycombe retail park is less than 1 mile away providing fast food outlets as well as other retail units.

What3Words Location: [///navy.ashes.sheep](https://www.what3words.com/?w3w=///navy.ashes.sheep)

- Underfloor heating via Air Source Heat Pump.
- Kitchen as well as WC and Shower facilities.
- LED Lighting.
- 5 Car spaces including EV Charging point, plus visitor parking.
- "A" EPC Rating.
- 3 Phase electricity supply.





DESCRIPTION

Barn D is a 16th Century Threshing barn which has been comprehensively refurbished to provide 3 self contained office premises. Unit 2 comprises a ground floor open plan areas with a large reception, with under floor heating and LED lighting.

The ground floor provides wc and shower facilities as well as a kitchen area.

5 private car spaces are provided in front of the unit.

ACCOMMODATION

GROUND FLOOR **1,292sf (120sm)**

LEASE

The office is available by way of a new lease on terms to be agreed.

RENT

£35,500 per annum exclusive plus VAT.

In addition, the tenant will pay a service charge in respect of the upkeep and maintenance of the external common areas.

EPC RATING – A(18)

BUSINESS RATES - TBC

VIEWING

Strictly by appointment through the sole agents:

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

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**PHILIP MARSH
COLLINS DEUNG**



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