



Self Contained Detached Office building

Wessex House

Marlow Road, Bourne End, SL8 5SP

Office

TO LET

4,144 sq ft
(384.99 sq m)

- 18 car parking spaces
- Open plan floor plates
- 2 EV charging points
- EPC B
- Meeting rooms and Private offices

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

Summary

Available Size	4,144 sq ft
Rent	£25.00 per sq ft
Rates Payable	£8.59 per sq ft approx, from April 2023.
Rateable Value	£69,500
Service Charge	N/A
EPC Rating	B

Description

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

The property benefits from an EPC B, private car park with 18 spaces - 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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception	88	8.18	Under Offer
Ground	1,689	156.91	Under Offer
1st	1,704	158.31	Under Offer
2nd	663	61.59	Under Offer
Total	4,144	384.99	

Viewings

Strictly by appointment with Joint Agents: Page Hardy Harris, Duncan & Bailey-Kennedy and PMCD.

Terms

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

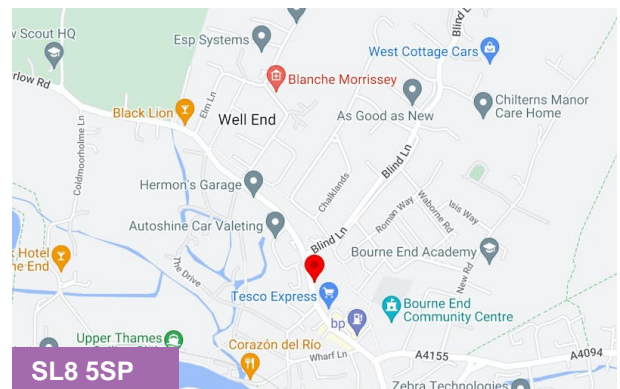
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Fees

VAT

All figures quoted are exclusive of VAT which may be chargeable.



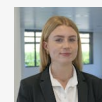
Viewing & Further Information



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