



A unique self-contained single storey office building

## The Orangery

Station Court, Bourne End, SL8 5YP

Office

**FOR SALE**

**1,463 sq ft**

(135.92 sq m)

- Adjacent to Bourne End train station
- Gated car park with 9 spaces
- Air Conditioning
- Kitchen and WC facilities
- Rear courtyard



# The Orangery, Station Court, Bourne End, SL8 5YP

## Summary

<b>Available Size</b>	1,463 sq ft
<b>Price</b>	Offers in the region of £550,000.00
<b>Rates Payable</b>	£13,722.50 per annum approx, from April 2023.
<b>Rateable Value</b>	£27,500
<b>EPC Rating</b>	A (24)

## Description

The Orangery is a unique self-contained single storey office building next to Bourne End Train Station within a gated site with 9 car parking spaces. Benefiting from a Grade A EPC. Ready for immediate occupation.

## Location

The property is located adjacent to Bourne End Rail station in the heart of the town centre. Bourne End rail line is linked to Marlow and Maidenhead Crossrail. The motorway network is less than 10 minutes' drive to the A404m.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,463	135.92

## Viewings

By arrangement with the agents.

## Terms

Available Freehold, with vacant possession.

## Business Rates

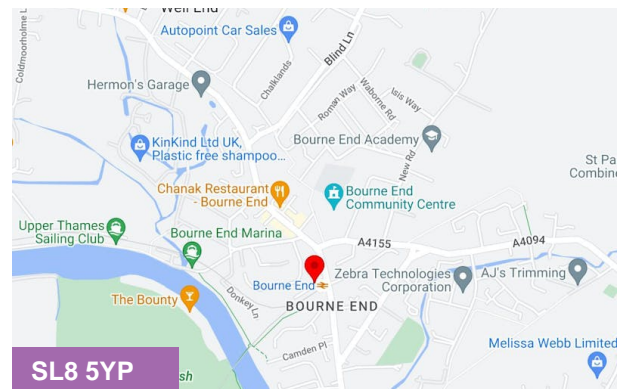
The occupier will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Fees.

## VAT

All figures are quoted exclusive or VAT, which may be chargeable.



## Viewing & Further Information



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