



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Marketing Particulars

**ATTRACTIVE MODERN OFFICE WITH CAR PARKING*,
WALKING DISTANCE OF TOWN CENTRE & RAILWAY STATION**

**THE OLD COURTHOUSE
HUGHENDEN ROAD
HIGH WYCOMBE
BUCKS HP13 5DT**



TO LET

FLEXIBLE LEASE TERMS AVAILABLE

1,497 sq.ft. (139.07 sq.m) Approximate Net Internal Area

***Additional Car Parking Available Subject to Negotiation**

LOCATION

The property is situated north of the town center, close to the junction of Hughenden Road and Benjamin Road. The town centre facilities and railway station are approximately ¼ mile from the premises. Access to the M40 is at Junction 4 about 1 ½ miles south.

DESCRIPTION

The lower ground floor suite offers an attractive mixture of open plan and cellular accommodation together with 4 car parking spaces. Additional car parking is available subject to negotiation.

- ◆ Up to 4 car parking spaces
- ◆ Gas fired central heating
- ◆ Carpeting
- ◆ Suspended ceiling with recessed lighting
- ◆ Kitchenette
- ◆ Entryphone system
- ◆ Communal Male and Female Toilets

ACCOMMODATION (Areas are approximate Net Internal):

Lower Ground Floor - 1,497 sq.ft. (139.07 sq.m)

TERMS

The accommodation is available on a new effective full repairing and insuring lease with terms to be agreed by negotiation. The lease is to be excluded from the security of tenure provision of the 1954 Landlord & Tenant Act.

RENT

£15.00 per sq.ft. per annum exclusive of all other outgoings, such as utilities, service charge, etc.

RATES

The Valuation Office website indicates a 2023 Rateable Value of £14,500. Rate in the £ for 2023 is 49.9p.

ENERGY PERFORMANCE CERTIFICATE RATING: C - 70.

VIEWING - Strictly by appointment with the Sole Agents:-

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Ref : JKH / 0822