Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Modern Office Building with Parking
Suitable for a Variety of Uses, including Office, Medical, Educational (Subject to Planning)

UNIT 4, THE COURTYARD
MEADOWBANK, FURLONG ROAD
BOURNE END
BUCKS SL8 5AU
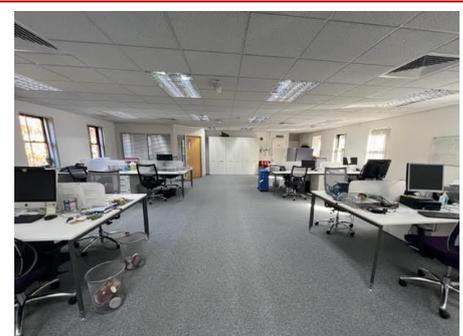
1,100 Sq Ft (102 Sq M) – 2,303 Sq Ft (213.94 Sq M)
Approximate Net Internal Area

TO LET / FOR SALE

LOCATION – The Courtyard is situated on the Meadowbank office development within a few minutes' walk of Bourne End railway station and the shops, restaurants and the banks situated on The Parade. Bourne End is located midway between Marlow and Cookham and is a popular Thameside village. The A404(M) which links the M40 and M4 motorways is within a 5-10 minute drive away, and so the property is easily accessible.

DESCRIPTION –The property comprises a two-storey, self-contained office building, currently offering an attractive mix of open plan and cellular accommodation. The offices benefit from air conditioning heating / cooling cassettes, recessed lighting, suspended ceiling, 8 parking spaces, male and female WC's, and kitchen facilities.

ACCOMMODATION

Ground Floor -	1,100 sq.ft. (102.19 sq.m)
First Floor -	1,203 sq.ft. (111.75 sq.m)

Total Approx. Net Internal Area - 2,303 sq.ft. (213.94 sq.m)

AMENITIES
- Self-Contained Office Building
- 8 Car Parking Spaces
- Recessed Lighting
- Suspended Ceiling
- Air Conditioning Heating / Cooling Cassettes
- Male & Female WC's
- Kitchenette

RENT / LEASEHOLD – The property is available as a whole or on a floor-by-floor basis for a term to be agreed by negotiation.

PRICE / FREEHOLD - Freehold to be sold with vacant possession.

PRICE - £595,000 plus VAT for the Freehold interest.

RATES – To be confirmed.

ENERGY PERFORMANCE RATING: B – 33.

VIEWING – By appointment with Sole Agents:

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