



Commercial Property Consultants
Offices at High Wycombe and Marlow
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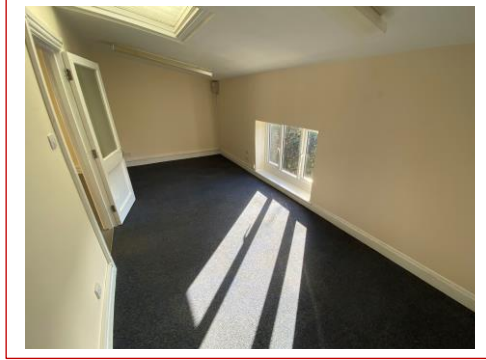
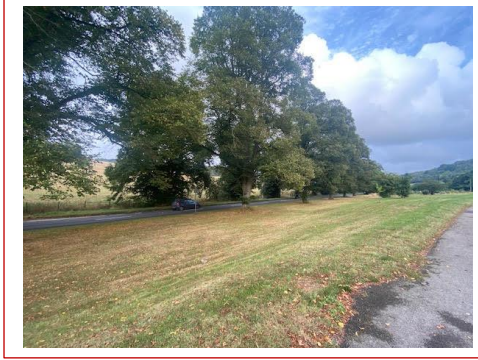
PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

**FIRST FLOOR OFFICE SPACE
IN A SEMI-RURAL BUT ACCESSIBLE SETTING
JUST OFF THE A40**

TO LET or FOR SALE



911 sq.ft. (84.63 sq.m) Approximate Gross Internal Area

**Unit 1E
North's Estate, Old Oxford Road
Piddington, High Wycombe
Bucks HP14 3BE**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

North's Estate is situated fronting Old Oxford Road, Piddington, approximately 4 miles west of High Wycombe, and a similar distance east of Junction 5 of the M40 at Stokenchurch.

DESCRIPTION

The North's Estate comprises various industrial and office units, providing a range of buildings together with on-site car parking. The property compromises of first floor office space.



ACCOMMODATION (Approximate Gross Internal Area)

Unit 1E - 911 sq.ft. (84.6 sq.m)

TERMS

A new Full Repairing and Insuring lease on terms to be agreed by negotiation. Drafted Outside the 1954 Landlord and Tenant Act.

RENT

£9,950 per annum, plus VAT.

Rent is exclusive of all other outgoings including business rates, service charge, insurance, and utilities, and is payable quarterly in advance. VAT is not applicable.

PRICE

£140,000 plus VAT.

BUSINESS RATES

To be confirmed.

EPC

To be confirmed.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING - Strictly by appointment through Sole Agents:

Duncan Bailey Kennedy
FAO: Elliot Mackay
Email: elliottm@dbk.co.uk
Telephone: 01494 450951

