



Commercial Property Consultants

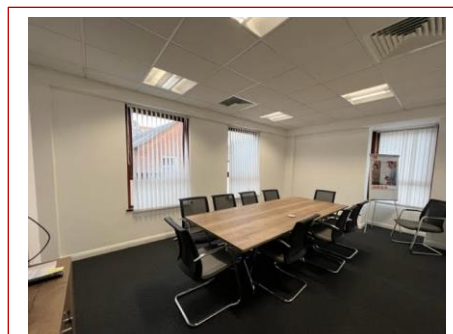
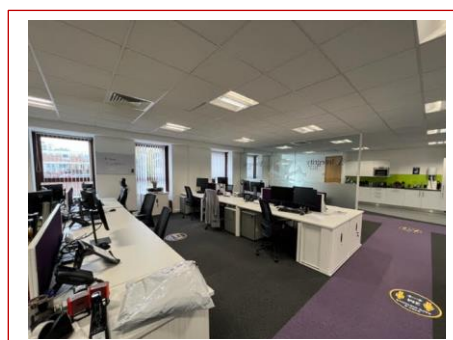
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

Prestige Town Centre Fully Fitted Offices

**SUITE 3
ST JOHNS COURT
EASTON STREET, HIGH WYCOMBE
BUCKS HP11 1JX**



2,718 sq.ft. (252.55 sq.m) Approx. Net Internal Area

TO LET

FULLY FURNISHED IF REQUIRED, SUBJECT TO NEGOTIATION

LOCATION - St John's Court is situated in High Wycombe town centre within an established business area to the east of the High Street being accessed off Easton Street. High Wycombe mainline rail station is a short walk providing a regular service in to London Marylebone of approximately 30 minutes. Junction 4 of the M40 motorway is 1.5 miles distant providing access to the rest of the nations motorway network and Heathrow Airport.

DESCRIPTION - Comprising Suite 3 of this modern office building providing a mix of open plan space and a number of cellular offices and meeting/presentation room.

ACCOMMODATION (Areas are approx. Net Internal):

Suite 3 – First Floor Area 2,718 sq.ft. (252.55 sq.m)

AMENITIES

- 9 Parking spaces
- Raised floors
- Air conditioning
- Kitchenette

TERMS – A new Full Repairing and Insuring lease is available for a term to be agreed by negotiation.

RENT – £58,450 per annum exclusive (approximately £21.50 per sq.ft.).

RATES - The Valuation Office website indicates that the Rateable Value as of 1st April 2017 is £35,500.

LEGAL COSTS - Each party to bear their own legal fees in this transaction.

VAT – VAT will be charged on this transaction.

ENERGY PERFORMANCE RATING: Upon application.

VIEWING – Strictly by appointment with the Sole Agents:-



Duncan Bailey Kennedy
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