



Commercial Property Consultants

Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

GROUND FLOOR BUSINESS UNIT

**Suitable for a Variety of Uses Including Medical / Educational /
Trade Counter / Showroom / Storage / Light Production
(Subject to Planning Permission)**

**Marcoms House
Abbey Barn Road, High Wycombe
Bucks HP11 1RL**



516 sq.ft. (47.93 sq.m) Approximate Net Internal Area

TO LET

LOCATION

The property is situated in Abbey Barn Road, just off the A40 London Road, adjoining the Wycombe Retail Park, which is approximately 1.5 miles from Junction 3 of the M40.

DESCRIPTION

The unit available is the ground floor which forms part of a modern two-storey detached brick-built building under a pitched profile steel clad roof and has the benefit of a loading door.

FACILITIES include:-

- Lighting
- Air Conditioning
- WC Facilities
- Car Parking
- Carpeting to Offices
- Good Natural Light
- Kitchen Facilities



ACCOMMODATION (Approximate Net Internal Area)

Ground Floor Central / West Wing - 516 sq.ft. (47.93 sq.m)

TERMS

The unit is available to let on a new Full Repairing and Insuring lease for a term to be agreed by negotiation. The lease will be contracted outside Part II of the 1954 Landlord & Tenant Act.

RENT

£9,295 per annum exclusive, plus VAT.

The rent is exclusive of all other outgoings.

RATES

To be confirmed. Small business rates relief may be applicable.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING

C - 73.

VIEWING – Strictly by appointment with Sole Agents:-

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