



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

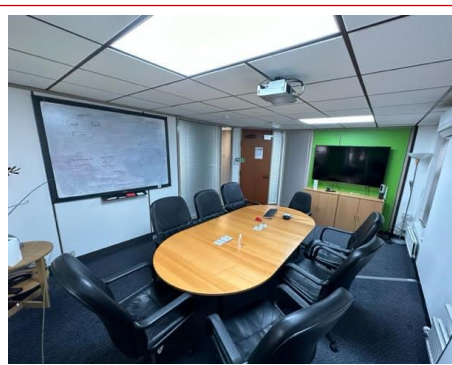
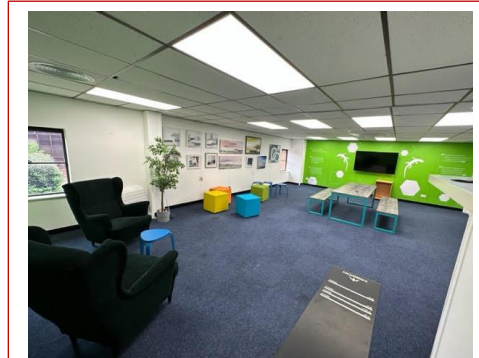
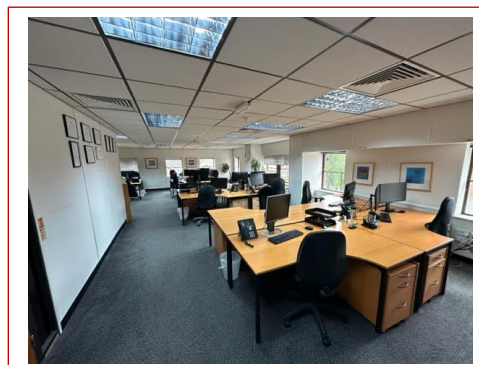
**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

OFFICE SUITES TO LET

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

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



**From 515.81 sq.ft. (47.92 sq.m) – 3,572 sq.ft. (331.91 sq.m)
Approximate Net Internal Area**

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 office available forms part of a modern two-storey detached brick-built building under a pitched profile steel clad roof.

FACILITIES include:-

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

ACCOMMODATION (Approximate Net Internal Area)

Split Areas	Sq.Ft.	Sq.M
Ground Floor East Wing to include Kitchen Area	629.58	58.49
Ground Floor Central / West Wing	515.81	47.92
First Floor Main Suite to include Kitchen Area	1,816	168.71
First Floor Ancillary Space (in addition to the main suite, if required)	611	56.76
TOTAL	3,572	331.91

TERMS

The suites are available to let as a whole or separately, as above, on a new Full Repairing and Insuring lease for a term to be agreed by negotiation. The leases will be contracted outside Part II of the 1954 Landlord & Tenant Act.

RENT

On application.

The rent is exclusive of all other outgoings.

RATES

To be confirmed. Small business rates relief may be applicable on the ground floor suites.

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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