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Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

OFFICE SUITES TO LET WITH UP TO 14 CAR PARKING SPACES

**Attractive Modern Town Centre Location
close to a Main Line Railway Station**



**1,771 sq.ft. (164.53 sq.m.) - 3,638 sq.ft. (338.04 sq.m.)
Approximate Net Internal Area**

**PENN HOUSE
22 STATION ROAD
GERRARDS CROSS
BUCKS SL9 8EL**

LOCATION

The premises are situated on Station Road in the town centre of Gerrards Cross, a busy commuter town convenient for the M40 and M25 motorways, as well as Heathrow. Gerrards Cross station provides a fast rail service to London Marylebone (approx. 30 minutes) and to Birmingham New Street. Penn House is situated on the south side of Station Road close to the town centre facilities.

DESCRIPTION

Penn House provides two modern open plan offices suites on the first and second floor and 14 car parking spaces (7 per floor). Access is via the main entrance on Station Road. Facilities within the building include:

- Central heating
- Male and female WC's
- Passenger lift
- Air conditioning cassettes on the first floor
- Kitchenettes

ACCOMMODATION (Approx. Net Internal Area)

First Floor Suite	-	1,771 sq.ft.	(164.53 sq.m.)
Second Floor Suite	-	1,867.76 sq.ft.	(173.51 sq.m.)
Total	-	3,868 sq.ft.	(338.04 sq.m.)

TERMS

The office suites are available separately or together on a new lease direct from the landlord for a term to be agreed. The lease will be drafted outside part II of the 1954 Landlord and Tenant Act.

RENT

£21.95 per sq.ft. per annum exclusive, plus VAT.

The rent is exclusive of all other outgoings including business rates, service charge and insurance. Rent is payable quarterly in advance.

VAT

Is applicable on the transaction.

EPC RATING

First Floor B - 43
Second Floor C - 58

LEGAL COSTS

Each party are to be responsible for their own legal costs in this transaction.

RATEABLE VALUE

The Valuation Office website indicates a Rateable Value effective 1st April 2023 of £55,500 for both office suites. Rate in the £ for 2021/2 is 49.9p. For further information on the Rateable Value of each suite, please contact one of the agents below.

VIEWING

Strictly by appointment through Sole Agents: -

Duncan Bailey Kennedy
Adrian Dolan / Elliot Mackay / Liam Ash
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