



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

RENT FROM ONLY

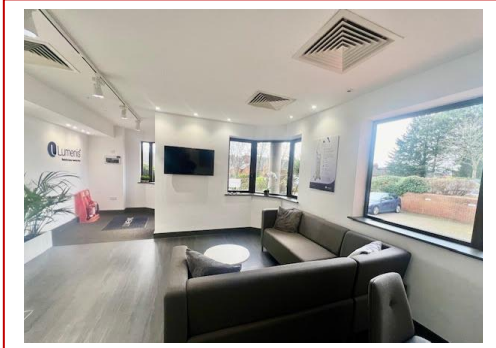
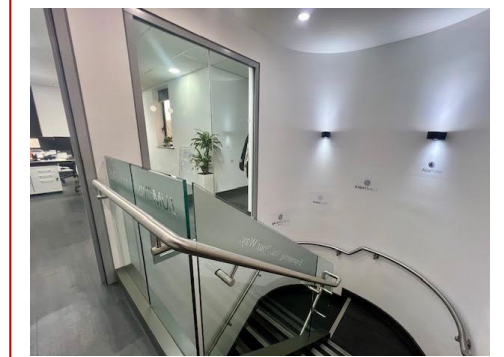
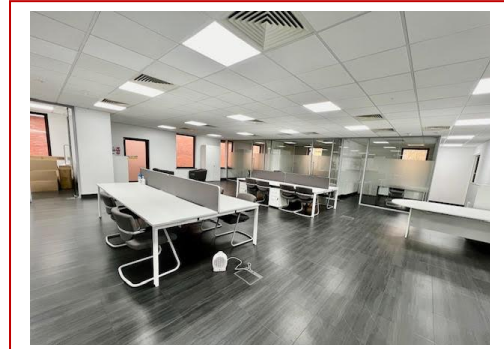
£12 PER SQ.FT.

PRELIMINARY PARTICULARS

**High Specification First Floor Offices with Parking
Walking Distance to Town Centre & Mainline Railway Station**

MUST BE VIEWED TO BE APPRECIATED

**Unit 15, The Valley Business Centre
Gordon Road, High Wycombe
Bucks HP13 6EQ**



TO LET

**FROM APPROX. 2,200 SQ.FT. (204.38 SQ.M) – 3,280 SQ.FT. (304.69 SQ.M)
APPROXIMATE GROSS INTERNAL AREA**

LOCATION

The Valley Centre is a prestigious business development providing some 165,000 sq.ft. of offices, production and storage accommodation, and is situated within walking distance to High Wycombe Town Centre and railway station. Access to the M40 motorway is provided at Junction 4, approximately 1.5 miles, or Junction 3 approximately 3 miles, providing direct motorway connection to the M25, M4, Central London and Heathrow Airport.

DESCRIPTION

A first floor office suite offering a mixture of open plan and cellular air-conditioned offices, with attractive meeting rooms and kitchen facilities.

Existing occupiers on the Valley Centre include a number of National and multi-national organisations.

ACCOMMODATION (Approximate Gross Internal Area)

From approx. 2,200 sq.ft.(204.38 sq.m) – 3,280 sq.ft. (304.69 sq.m)

Facilities include:-

- Kitchen
- VRV / air conditioning / heating
- Raised access flooring with new Cat 5 cabling and power trak
- Male and female toilets / Dyson Air Blades / shower
- Suspended ceilings with efficient recessed LG7 lighting with occupancy sensors
- Car parking

TERMS

The property is offered To Let on a new flexible sublease for a term to be agreed.

RENT

From £12.00 per sq.ft. per annum.

The above rent is exclusive of business rates, utilities, estate charge, and plus VAT.

RATEABLE VALUE

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

B- 50.

FOR FURTHER INFORMATION CONTACT SOLE AGENTS:

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