



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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**PROPERTY PARTICULARS**

**RENT FROM ONLY  
£12 PER SQ.FT.**

**TO LET**

*PRELIMINARY PARTICULARS*

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



**High Specification Self-contained Modern Hi-Tech / Business Unit within Walking Distance to Town Centre and Mainline Railway Station**

**MUST BE VIEWED TO BE APPRECIATED**

**Fully fitted office furniture available, if required**

**6,478 SQ.FT. (601.85 SQ.M) APPROX. GROSS INTERNAL AREA**

**FLEXIBLE TERMS AVAILABLE**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy, Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## 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 self-contained modern business unit providing open plan air-conditioned offices together with storage on the ground floor, which can be used for a variety of uses (STP).

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

Reception	293 sq.ft.	27.20 sq.m
Storage / Laboratory / Tech / Ancillary	2,906 sq.ft.	269.96 sq.m
First Floor Offices	3,280 sq.ft.	304.69 sq.m
<b>TOTAL Approx. Gross Internal Area</b>	<b>6,478 sq.ft.</b>	<b>601.85 sq.m</b>

## Facilities will include:-

- Kitchen
- VRV / air conditioning / heating
- Reception
- Raised access flooring with new Cat 5 cabling and power trak
- Male and female toilets to include Dyson Air Blades, plus shower
- Suspended ceilings with efficient recessed LG7 lighting with occupancy sensors
- Loading door to storage / lab facility
- Car parking

## TERMS

The property is offered To Let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£12.00 per sq.ft. per annum.

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

## RATEABLE VALUE

The Valuation Office Agency website indicates a Rateable Value of £55,000 as of 1<sup>st</sup> April 2023. Rate in the £ for 2023 is 51.2 pence.

## ENERGY PERFORMANCE CERTIFICATE

B - 50.

## FOR FURTHER INFORMATION CONTACT SOLE AGENTS:

**Duncan Bailey Kennedy**  
FAO: Adrian Dolan / Elliot Mackay  
01494 450951  
[adriand@dbk.co.uk](mailto:adriand@dbk.co.uk) / [elliottm@dbk.co.uk](mailto:elliottm@dbk.co.uk)

