



Commercial Property Consultants

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

PROPERTY PARTICULARS

RENT FROM ONLY
£11.95 PER
SQ.FT.

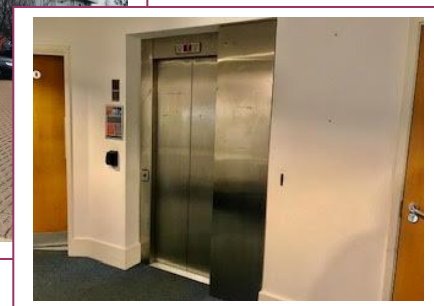
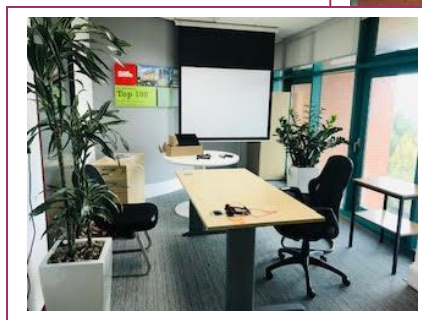
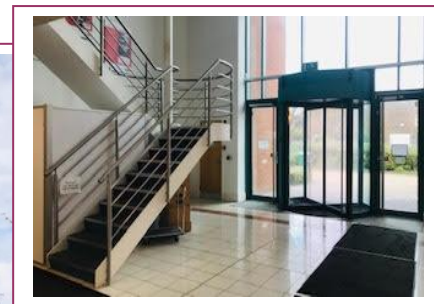
PRELIMINARY PARTICULARS

TO LET

ATTRACTIVE OFFICE BUILDING WITH 90 CAR PARKING SPACES

**CASTLE ESTATE, CORONATION ROAD
CRESSEX BUSINESS PARK
HIGH WYCOMBE, BUCKS, HP12 3TA**

**3,855 SQ.FT. (358 SQ.M) – 12,450 SQ.FT. (1,157 SQ.M)
APPROXIMATE NET INTERNAL AREA**



EXCELLENT ON-SITE AMENITIES INCLUDING: -

- Excellent car parking
- Lift
- Meeting room facilities
- Ample toilet facilities
- 0.5 miles to M40 (Junction 4)
- Kitchen on all floors

LOCATION

The property occupies a prominent position fronting Coronation Road, the main spine road through High Wycombe’s premier Cressex Business Park.

The property enjoys excellent access to the motorway network, being within one mile of Junction 4 of the M40 motorway at Handy Cross.

DESCRIPTION

A headquarters building, which was completed in December 1999, comprising traditional distribution / production accommodation fronted by three-storey offices. Externally, parking is provided for circa 154 cars.

ACCOMMODATION (Approximate Net Internal Areas):

Reception -	657 sq.ft.
Ground Floor -	3,858 sq.ft.
First Floor -	3,855 sq.ft.
Second Floor -	4,080 sq.ft.

Total Approximate Net Internal Area - 12,450 sq.ft. (1,157 sq.m)

TERMS

A new effectively full repairing and insuring lease for a term by arrangement to be excluded from the Landlord & Tenant Act 1954.

RENT

From £11.95 per sq.ft. plus VAT, per annum exclusive of business rates, service charge, and all other outgoings.

RATES

The Valuation Office website indicates a 2017 Rateable Value of £115,000 for the whole. Rate in £ for 2019/20 is 49.1 pence.

ENERGY PERFORMANCE RATING

C – 70.

LEGAL COSTS

Each party to be responsible for their ow legal costs involved.

FOR FURTHER INFORMATION CONTACT SOLE AGENTS:

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