



**Commercial Property Consultants**

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

*Preliminary Particulars*

**Modern Office / Business Unit**

**UNIT 5  
LANCASTER COURT  
CORONATION ROAD  
CRESSEX BUSINESS PARK  
HIGH WYCOMBE, BUCKS HP12 3TD**



**TO LET**

**2,032.45 sq.ft. (188.81 sq.m) approximate Net Internal Area**

**LOCATION**

Lancaster Court occupies a prominent position fronting Coronation Road, the main through road at Cressex Business Park, and within approximately half a mile of Junction 4 of the M40.

**DESCRIPTION**

Lancaster Court comprises a development of ten two-storey self-contained buildings with B1 planning consent, suitable for offices, R & D, and similar uses. Unit 5 offers an attractive mix of open plan and cellular accommodation.

**ACCOMMODATION** (All areas are approximate Net Internal Area):

Ground floor/Kitchen/Reception	909.45 sq.ft. ( 84.49 sq.m.)
First floor	1,123 sq.ft. (104.32 sq.m.)
<b>Total</b>	<b>2,032.45 sq.ft. (188.81 sq.m)</b>

**FACILITIES include: -**

- ◆ Double glazing
- ◆ Carpeting
- ◆ Double door access to ground floor
- ◆ Suspended ceilings
- ◆ Eight car parking spaces
- ◆ Kitchen facilities
- ◆ Male and female WC's
- ◆ LED lighting
- ◆ Air conditioning cassettes

**TERMS**

The property is available on a new effective full repairing and insuring lease for a term to be agreed.

**RENT**

£31,500 per annum, plus VAT.

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

**BUSINESS RATES**

The Valuation Office website indicates a 2017 Rateable Value of £26,500. Rate in the £ for 2021/2 is 49.9 pence.

**LEGAL COSTS**

The ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction.

**ENERGY PERFORMANCE RATING:** B - 49.

**VIEWING** - By appointment with the Sole Agents: -

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