



# PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

## OFFICE WITH PARKING

**UNIT 1 KINGSMILL  
LONDON ROAD, LOUDWATER  
BUCKS HP10 9UB**



**728sf (68sm)  
TO LET**

### LOCATION

Kingsmill is located on the A40 London Road, approximately 2 miles east of High Wycombe town centre, close to Junction 3 of the M40 motorway.

The station in High Wycombe serves the popular Chiltern Line with regular services between London Marylebone and Birmingham.

J16 of the M25 motorway is approximately 8 miles.



Photo taken prior to current occupation

### DESCRIPTION

The first floor office available provides an open plan "studio" environment with excellent natural light and benefits from the following:

- LED lighting.
- 2 car spaces (plus visitor parking)
- Private kitchen facilities and separate male and female wcs.
- Electric heating

### LEASE

The premises are available on a new lease on terms to be agreed.

### RENT

£11,000 per annum exclusive. We understand that VAT is applicable to the rent.

### BUSINESS RATES

According to the Valuation Office website, the Rateable Value of the first floor from April 2023 is £6,200. Confirmation of this and the rates payable should be sought from the local billing authority, Buckinghamshire Council 01494 461000.

### EPC RATING – E (122)

### VIEWING

Strictly by appointment through the sole agents:

**PHILIP MARSH COLLINS DEUNG**  
01494 680000

Website: [www.pmcd.co.uk](http://www.pmcd.co.uk)

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**Subject to Contract**

**01/2023**