

PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



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

 \pounds 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 \pounds 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

FAO Nick Ball nick@pmcd.co.uk

Subject to Contract 01/2023

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