



## PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



### BARN CONVERSION OFFICES WITH PARKING - 1,152sf (107sm) TO LET

Unit 3, HTF Business Centre, Heath  
End Road, Flackwell Heath, Bucks  
HP10 9AE

#### LOCATION

The property is located within a conveniently located, private complex with stunning views over surrounding countryside.

HTF Business Centre is situated less than 2 miles from High Wycombe town centre and 3 miles from Marlow. Both towns provide main line train stations serving the Chiltern Line and GWR respectively.

Also less than 2 miles are Junctions 3 and 4 of the M40 motorway, providing access to the M25 and national motorway network.

Wycombe retail park is less than 1 mile away providing fast food outlets as well as other retail units.

What3Words Location: [///appear.hike.sharp](https://www.what3words.com/?w3w=///appear.hike.sharp)

- Underfloor heating via Air Source Heat Pump.
- Kitchen as well as WC and Shower facilities.
- LED Lighting.
- 4 Car spaces including EV Charging point, plus visitor parking.
- "A" EPC Rating.
- 3 Phase electricity supply.





## DESCRIPTION

Barn D is a 16<sup>th</sup> Century Threshing barn which has been comprehensively refurbished to provide 3 self contained office premises. Unit 1 comprises open plan areas over two floors with under floor heating and LED lighting.

The ground floor provides wc and shower facilities as well as a kitchen/break out area.

4 private car spaces are provided.

## ACCOMMODATION

<b>GROUND FLOOR</b>	<b>592sf (55sm)</b>
<b><u>FIRST FLOOR</u></b>	<b><u>560sf (52sm)</u></b>
<b>TOTAL</b>	<b>1,152sf (107sm)</b>

## LEASE

The office is available by way of a new lease on terms to be agreed.

## RENT

£31,500 per annum exclusive plus VAT.

In addition, the tenant will pay a service charge in respect of the upkeep and maintenance of the external common areas.

## EPC RATING – A(18)

## BUSINESS RATES - TBC

## VIEWING

Strictly by appointment through the sole agents:

**PHILIP MARSH COLLINS DEUNG**  
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December 2023



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