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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**SELF-CONTAINED DETACHED OFFICE BUILDING**

**WESSEX HOUSE  
MARLOW ROAD  
BOURNE END  
BUCKS SL8 5SP**



**4,144 sq.ft. (385 sq.m) Approx. Net Internal Area**

**TO LET / FREEHOLD FOR SALE**

## **LOCATION**

The property is located in Bourne End High Street with the benefit of its local amenities. The A404M is 5 minutes' drive giving access to the motorway network, the M40 (J4) and M4 (J8/9) motorways. Heathrow Airport is approximately 16 miles drive.

Bourne End rail station with trains via Maidenhead (Crossrail) to London Paddington and Reading is 2 minutes' walk.

## **DESCRIPTION**

Wessex House is a self-contained office building in the heart of Bourne End and benefits from predominately open plan offices on the ground, first and second floors. There are meeting rooms, private offices, kitchenettes and WCs on the ground and first floors.

Externally, there is a private car park with 18 spaces, including 2 EV charging points.

Available from Q2 2023.

## **ACCOMMODATION** (Approx. Net Internal Area)

Ground Floor Reception -	88 sq.ft. (8 sq.m)
Ground Floor -	1,689 sq.ft. (157 sq.m)
First Floor -	1,704 sq.ft. (158 sq.m)
Second Floor -	663 sq.ft. (62 sq.m)
<b>TOTAL -</b>	<b>4,144 sq.ft. (385 sq.m)</b>

## **TERMS**

The property is available on a new full repairing and insuring lease for a term to be agreed by negotiation. The lease will be direct with the Landlord.

## **RENT**

£103,000 (approx. £25 per sq.ft.) per annum, exclusive of all other outgoings, plus VAT if applicable.

## **PRICE**

£1,350,000 plus VAT for the freehold interest.

## **VAT**

All figures quoted are exclusive of VAT which may be chargeable.

## **RATEABLE VALUE**

The Rateable Value, applicable from 1<sup>st</sup> April 2023 is £69,500. The tenant will be responsible for paying Business Rates directly to the Local Authority.

## **LEGAL COSTS**

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

**ENERGY PERFORMANCE RATING:** B - 39.

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



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