



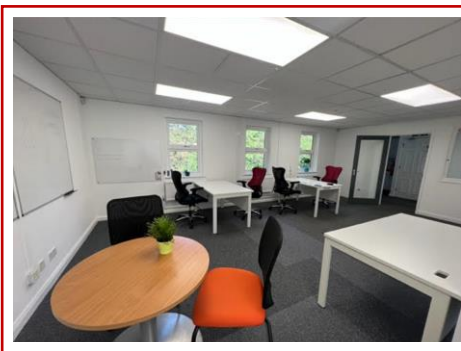
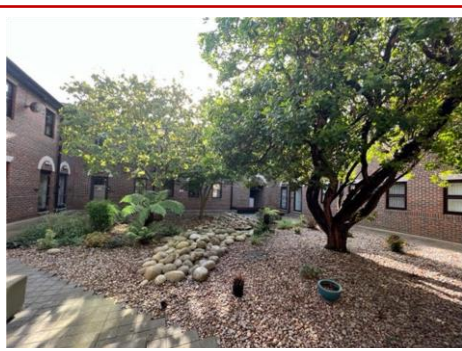
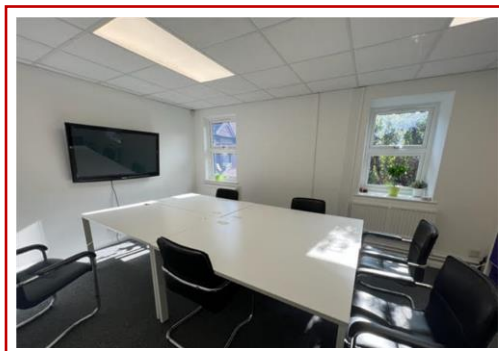
Commercial Property Consultants

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PROPERTY PARTICULARS

Modern, Attractive, First Floor Office Suites with Parking

**FIRST FLOOR, UNIT 8, THE COURTYARD
MEADOWBANK, FURLONG ROAD
BOURNE END
BUCKS SL8 5AU**



**188.47 sq.ft. (17.51 sq.m) – 856.65 sq.ft. (79.58 sq.m)
Approx. Net Internal Area**

TO LET

LOCATION

The Courtyard is situated on the Meadowbank office development within a few minutes' walk of Bourne End railway station and the shops, restaurants and the banks situated on The Parade. Bourne End is located midway between Marlow and Cookham and is a popular Thameside village. The A404(M) which links the M40 and M4 motorways is within a 5-10 minute drive away, and so the property is easily accessible.

DESCRIPTION

The property comprises first floor office suites forming part of the offices, a two-storey, self-contained office building, the offices currently offer an attractive mix of open plan and cellular accommodation and benefit from gas fired central heating, double glazing, LED lighting, suspended ceiling, and kitchen facilities.

ACCOMMODATION (Approximate Net Internal Area)

A:	338.63 sq.ft. (31.46 sq.m)
B:	202.9 sq.ft. (18.85 sq.m)
C:	188.47 sq.ft. (17.51 sq.m)
Reception / Kitchen -	126.65 sq.ft. (11.76 sq.m)

Total approximate Net Internal Area - 856.65 sq.ft. (79.58 sq.m)

AMENITIES

- Self-Contained Office Building
- Gas Fired Central Heating
- Double Glazing
- LED Lighting
- Suspended Ceiling
- WC facilities
- Kitchenette

TERMS

The offices are available by way of a new full repairing and insuring lease for a term to be agreed by negotiation.

RENT

£25.00 per sq.ft. per annum, exclusive of all the outgoings plus VAT.

RATES

To be confirmed.

ENERGY PERFORMANCE RATING

The EPC rating for this property is C - 71.

VIEWING – By appointment with Sole Agents:

Duncan Bailey Kennedy
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Ref: **JKH/0923**