

DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING
WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

**Commercial Property Consultants** Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

**Preliminary Particulars** 

## **OFFICES / BUSINESS UNIT**

### **FLEXIBLE SHORT-TERM LEASE AVAILABLE**

### WINDSOR HOUSE TURNPIKE ROAD, HIGH WYCOMBE BUCKS HP12 3NR



17,168 sq.ft. (1,594.96 sq.m.) Approximate Net Internal Area

# **TO LET**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### LOCATION

The property is located on Turnpike Road, off Cressex Road, near Cressex Business Park and is situated less than 1 mile from Junction 4 of the M40. Cressex Business Park is the main business park in Wycombe District and is an established location for manufacturing IT and service sectors.

#### DESCRIPTION

Office accommodation is provided throughout the building with excellent floor to ceiling height. The specification includes the following:-

Raised floors

- Built in canteen / kitchen facility
- Suspended ceiling
- Car parking
- Air conditioning

ACCOMMODATION (All areas are approximate Net Internal)

TOTAL -	17,168 sq.ft. (1,594 sq.m)
First Floor -	8,584 sq.ft. (797 sq.m)
Ground Floor -	8,584 sq.ft. (797 sq.m)

#### TERMS

The property is available on a flexible lease for a term to be agreed by negotiation.

#### RENT

£9.95 per sq.ft. per annum exclusive, plus VAT if applicable.

The above rent is exclusive of business rates, estate charge, utilities, and building insurance.

#### RATEABLE VALUE

The Valuation Office website indicates a Rateable Value of £175,000. Rate in the £ for 2023/24 is 51.2 pence.

#### **ENERGY PERFORMANCE RATING**

To be confirmed.

VIEWING - By appointment with the Sole Agents:-

Duncan Bailey Kennedy FAO: Adrian Dolan / Elliot Mackay adriand@dbk.co.uk / elliotm@dbk.co.uk Tel: 01494 450951





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