

DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING EWS 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** 

## MODERN SELF CONTAINED FIRST FLOOR OFFICE SUITE WITH PARKING

First Floor, Unit 9 Anglo Office Park Lincoln Road, Cressex Business Park High Wycombe Bucks HP12 3RH



1,752 sq.ft. (162.77 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

High Wycombe is strategically located 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

#### DESCRIPTION

Located within High Wycombe's premier business park, Anglo Office Park is situated approx. half a mile from the M40 (Junction 4) and about 1 mile from High Wycombe town centre.

Unit 9 Anglo Office Park is a modern terraced office building in a courtyard setting with on-site parking. The available 1st floor suite provides accommodation which has the benefit of raised floors, carpeting, electric heating, suspended ceilings with integrated lighting, meeting rooms, kitchen and WC. The suite has excellent natural light with plenty of windows. There are 4 x car spaces available with the office.

ACCOMMODATION (Approximate Net Internal areas)

1,752 sq.ft. (162.77 sq.m)

#### TERMS

New lease available on terms to be agreed by negotiation.

**RENT** £16.50 per sq. ft.

**RATES** £10,978 per annum

### LEGAL COSTS

Each party to bear their own legal costs involved.

#### ENERGY PERFORMANCE RATING: C-52

VIEWING – Strictly by appointment through the Joint Sole Agents:

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

