



Commercial Property Consultants

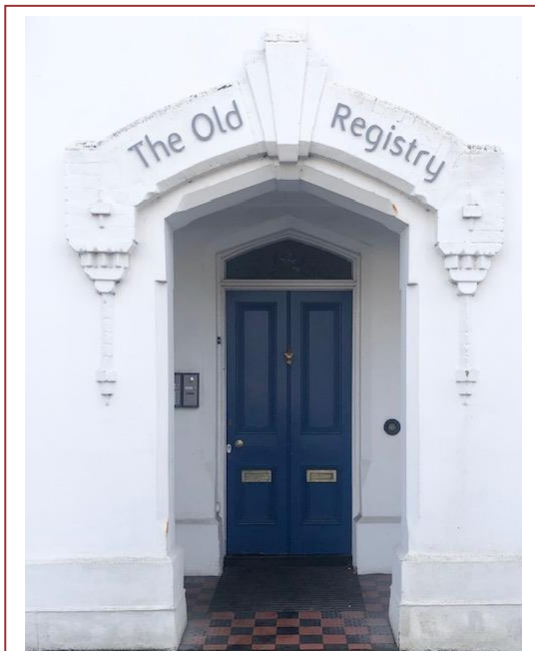
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**Attractive Ground Floor Office Suite,
Forming Part of a Prominent Detached Office Building
in Gated Development with Car Parking Spaces,
Approx. 200m from High Wycombe Mainline Railway Station**

**The Old Registry
20 AMERSHAM HILL
HIGH WYCOMBE
BUCKS HP13 6NZ**



284 sq.ft. (26.4 sq.m) Approx. Net Internal Area

TO LET

LOCATION

Prominently located off Amersham Hill, the property is approximately 200m from the High Wycombe mainline railway station and within easy walking distance of High Wycombe town centre with all of its amenities. Junction 4 of the M40 motorway is approximately 1.5 miles distance, which provides direct access to Central London, Oxford and Birmingham.

DESCRIPTION

The ground floor suite comprises part of an attractive three-storey detached brick-built office building under a pitched roof. The suite provides an attractive open plan office with potential to partition.

AMENITIES include: -

- Male and female WC's
- Car parking spaces available
- Gated environment
- Carpeting throughout
- Bookable meeting room
- CAT II lighting

ACCOMMODATION (Approximate Net Internal Area):

Ground Floor - 284 Sq.Ft. (26.4 Sq. M.)

TERMS

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

RENT

£4,260 per annum. (Exclusive of all other outgoings, including service charge, business rates, insurance and utilities)

LEGAL COSTS

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

RATEABLE VALUE – TBC.

ENERGY PERFORMANCE RATING: TBC.

VIEWING - By appointment with the Sole Agents:-

Duncan Bailey Kennedy
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