



DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING
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Commercial Property Consultants Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

RENT FROM ONLY

PRELIMINARY PARTICULARS

£12 PER SQ.FT. High Specification First Floor Offices with Parking Walking Distance to Town Centre & Mainline Railway Station

MUST BE VIEWED TO BE APPRECIATED

Unit 15, The Valley Business Centre Gordon Road, High Wycombe Bucks HP13 6EQ



TO LET

FROM APPROX. 2,200 SQ.FT. (204.38 SQ.M) – 3,280 SQ.FT. (304.69 SQ.M) APPROXIMATE GROSS INTERNAL AREA

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 Valley Centre is a prestigious business development providing some 165,000 sq.ft. of offices, production and storage accommodation, and is situated within walking distance to High Wycombe Town Centre and railway station. Access to the M40 motorway is provided at Junction 4, approximately 1.5 miles, or Junction 3 approximately 3 miles, providing direct motorway connection to the M25, M4, Central London and Heathrow Airport.

DESCRIPTION

A first floor office suite offering a mixture of open plan and cellular air-conditioned offices, with attractive meeting rooms and kitchen facilities.

Existing occupiers on the Valley Centre include a number of National and multi-national organisations.

ACCOMMODATION (Approximate Gross Internal Area)

From approx. 2,200 sq.ft.(204.38 sq.m) - 3,280 sq.ft. (304.69 sq.m)

Facilities include:-

- Kitchen
- VRV / air conditioning / heating
- Raised access flooring with new Cat 5 cabling and power trak
- Male and female toilets / Dyson Air Blades / shower
- Suspended ceilings with efficient recessed LG7 lighting with occupancy sensors
- Car parking

TERMS

The property is offered To Let on a new flexible sublease for a term to be agreed.

RENT

From £12.00 per sq.ft. per annum.

The above rent is exclusive of business rates, utilities, estate charge, and plus VAT.

RATEABLE VALUE

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

B- 50.

FOR FURTHER INFORMATION CONTACT SOLE AGENTS:

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Ref: JKH / 0124