PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



# SELF CONTAINED OFFICE BUILDING WITH PARKING

## 186sf(17sm) GIA

## TO LET

Shady Nook, Boswells Farm,
Wendover, Bucks HP22 6PJ

- Parking.
- Kitchen, shower and WC facilities.
- Electric heating.
- LED lighting.

### LOCATION

Boswells Farm is located just off the A413 under a mile south of Wendover, and approximately 5½ miles south of Aylesbury.

Access to London (Marylebone) is available through the Chiltern Line from Wendover Station.

The M25 and the national motorway network is accessed via the A413.

What3Words Location: **///avid.chariots.piled**







## DESCRIPTION

The newly converted character building in the grounds of a private rural estate provides an office with a kitchen area leading to a shower and wc.

## ACCOMMODATION

| SPACE | AREA |
|---|---|
| | |
| **Office** | **102sf (9sm)** |
| **Building GIA** | **186sf (17sm)** |

***** Rent includes external maintenance/repairs, but excludes cleaning of the office, business rates, internet connection and phone bills. Water and electricity will be charged in addition. The tenants are also expected to make their own waste disposal arrangements.

**RENT – £500** per calendar month plus VAT**.**

**EPC RATING – C(71)**

**BUSINESS RATES – TBC** Qualifying “small businesses” are likely to have no Rates to pay.

## VIEWING

Strictly by appointment through the sole agents:


**PHILIP MARSH COLLINS DEUNG**

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