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Self-Contained Office Building

Unit M

Bourne End Business Park, Cores End Road, Bourne End, SL8 5AS

Office

TO LET / FOR SALE

1,596 sq ft

(148.27 sq m)

- Modern building
- Ground and first floor office
- 6 allocated car parking
- EPC B (31)
- Air conditioning

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Summary

Available Size	1,596 sq ft
Rent	£40,000 per annum
Price	£515,000
Business Rates	Upon Enquiry
EPC Rating	B (31)

Description

Unit M is a self-contained use class E property that comprises a ground and first-floor offices. The ground floor benefits from a reception area, one meeting room, a kitchenette and an open area which can accommodate approximately 6 working stations. There are suspended ceilings with CAT II lighting and an air conditioning unit. One WC is located in the corridor outside the ground-floor suite. The first floor has a meeting room, a small partitioned office, and a kitchenette, with the remaining space being open plan. The first floor has floor boxes and spotlights.

Location

Bourne End is a village located to the south of Buckinghamshire. Strategically positioned amongst busy road networks, with the M40 being a 20-minute drive and the M4 a 15-minute drive via the A404. The high street is less than a 5-minute walk with a mixture of retailers such as Costa Coffee, Bourne End Pharmacy, co-op, and Tesco Express.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	786	73.02
1st	810	75.25
Total	**1,596**	**148.27**

Viewings

By arrangement with the agent.

Terms

Available to let or freehold.

Business Rates

The tenant will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party will be responsible for paying their own legal costs.

VAT

All figures exclude VAT which may be chargeable.







Viewing & Further Information



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