Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES PAYABLE

Preliminary Particulars

Town Centre Refurbished Office Suites Within an Attractive Gated Courtyard Development With Car Parking and Within 5 Minutes' Walk to High Wycombe Mainline Railway Station

SUITES B, C, D, H and I
87 – 88 EASTON STREET, HIGH WYCOMBE
BUCKS HP11 1LT













214 sq.ft. (19.87 sq.m) – 1,262 sq.ft. (117.24 sq.m) Approx. NIA

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
The property is situated in High Wycombe town centre within an established business area to the east of the High Street being accessed off Easton Street. High Wycombe mainline rail station is a short walk providing a regular service in to London Marylebone of approximately 30 minutes. Junction 4 of the M40 motorway is 1.5 miles distant providing access to the rest of the nations motorway network and Heathrow Airport.

DESCRIPTION
Suite B comprises of one self-contained open plan office accommodation with good natural light.
Suite C comprises of one open plan suite towards the front of the modern office building, with good natural light.
Suite D comprises of one open plan suite towards the rear of the building, with good natural light.
Suite H comprises of one second floor open plan office suite with excellent natural light.
Suite I comprises of two open plan suites on the second floor with the benefit of natural light.

ACCOMMODATION (Areas are approx. Net Internal):

Suite B – First Floor -	252 sq.ft. (23.39 sq.m)
Suite C – First Floor -	333 sq.ft. (30.94 sq.m)
Suite D – First Floor -	245 sq.ft. (22.8 sq.m)
Suite H – Second Floor -	214 sq.ft. (19.87 sq.m)
Suite I – Second Floor -	218 sq.ft. (20.23 sq.m)



AMENITIES
- Fully Refurbished
- Shared Kitchen and WC's
- Attractive Courtyard Garden

TERMS
A new flexible lease is available for a term to be agreed by negotiation.

RENT

Suite B – First Floor -	£5,750 per annum exclusive of service charge
Suite C – First Floor Front Courtyard -	£5,000 per annum exclusive of service charge
Suite D – First Floor Rear Courtyard -	£4,000 per annum exclusive of service charge
Suite H – Second Floor Rear Courtyard -	£4,000 per annum exclusive of service charge
Suite I – Second Floor Front Courtyard -	£4,000 per annum exclusive of service charge

PARKING
Parking is also available at £1,000 plus VAT per annum per parking space. The number of spaces available will be limited to the size of the suite.

VAT
VAT will be charged on this transaction.

RATES
To be reassessed. Tenants may qualify for small business rates relief.

LEGAL COSTS
Each party to bear their own legal fees in this transaction.

ENERGY PERFORMANCE CERTIFICATE: C – 57.

VIEWING – Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
FAO: Adrian Dolan / Jim Sheldon / Liam Ash
Tel: 01494 450951
adriand@dbk.co.uk / jims@dbk.co.uk / liama@dbk.co.uk

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