



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

RENT FROM ONLY

APPROX. £14.95

PER SQ.FT.

TO LET

GROUND FLOOR OFFICE SUITES WITH UP TO 4 CAR PARKING SPACES

**29-31 CASTLE STREET
HIGH WYCOMBE
BUCKS HP13 6RU**

Preliminary Particulars



From 946 sq.ft. (87.97 sq.m) - 1,108 sq.ft. (102.97 sq.m.) Approx. Net Internal Area

Only 200m from High Wycombe Mainline Railway Station

SHORT-TERM FLEXIBLE LEASES AVAILABLE

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 the town centre, fronting Castle Street, close to High Wycombe mainline railway station and other town centre facilities including public car parks, shops, restaurants and the Swan Theatre. Access onto the M40 motorway is at Junction 4, approximately one mile to the south.

DESCRIPTION

The property comprises ground floor office space and the benefit of the following:-

FEATURES:-

- Town centre location
- Up to 4 on-site car parking spaces
- Potential use of on-site reception / Meeting facilities
- Suspended ceilings
- Kitchen
- WC's

TERMS

The property is available on a new Full Repairing and Insuring lease with terms to be agreed by negotiation.

RENT

Rent from approx. £14.95 per sq.ft. inclusive of business rates, but exclusive of all other outgoings, including service charge, insurance, utilities, and VAT if applicable.

EPC RATING

To be confirmed.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy

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