

reliminary Particulars

**SERVICED OFFICES
WITHIN A PRESTIGIOUS GRADE II LISTED BUILDING
WITH PARKING**

**Fennels Lodge
St Peters Close, High Wycombe
Bucks, HP11 1JT**



**250 sq.ft. (23.23 sq.m)
Approximate Net Internal Area**

TO LET

LOCATION

Fennels Lodge is ideally located within a few hundred yards of the A40 London Road, and a short drive of Junction 3 of the M40 motorway.

There is an array of shops, restaurants, cafes, independent shops, a post office, and nationals such as Sainsbury's Local at Flackwell Heath, a Tesco Express at Wooburn Green, and Tesco Superstore at Junction 3 of the M40 motorway, all within a five-minute drive of the property.

DESCRIPTION

Fennels Lodge provides a series of newly refurbished office suites in a beautiful detached period building.

FACILITIES include:-

- Carpeting
- Gas Fired Central Heating
- Kitchenette on the ground floor and 1st floor
- Male and Female Toilet Facilities on Each Floor
- One allocated parking space

ACCOMMODATION (Approximate Net Internal Area)

First Floor Office 14a – 250 sq.ft. (23.23 sq.m)

TERMS

The suite is available on a license which may be terminated upon three months written notice.

RENT

£6,500 plus VAT per annum.

Rental figures are on a fully inclusive basis, which covers rent, heating, lighting, maintenance, building insurance, cleaning and upkeep of internal common parts. Tenants are, therefore, only responsible for their own internet connection, telephone, and Business Rates (exemption possible due to size), if applicable.

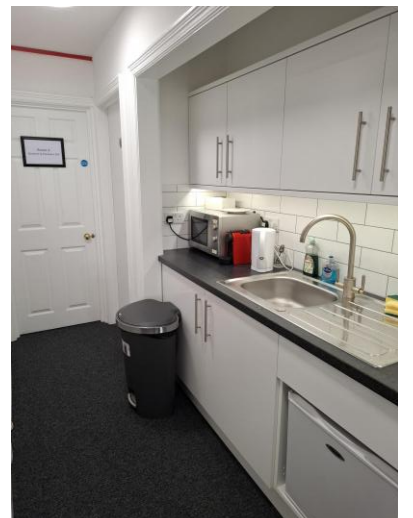
CAR PARKING

Office 14a has the benefit of one allocated parking space. There is further parking available on Kingsmead Road on a first come, first served basis.

VIEWING – For further information or to arrange a viewing, please contact the Agents: -

Duncan Bailey Kennedy
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