

Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Preliminary Particulars

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

**Loudwater House
London Road, Loudwater
High Wycombe, HP10 9TL**



**Suites Available from 230 sq.ft. (21.37 sq.m)
Approximate Net Internal Area**

TO LET

LOCATION

Loudwater House is situated in a prominent position fronting the London Road (A40) at Loudwater, within a few hundred yards of Junction 3 of the M40 motorway.

ACCOMMODATION (Approximate Net Internal Area)

Office 12 – 317 sq.ft. (29.45 sq.m)

Office 13 – 230 sq.ft. (21.37 sq.m)

FACILITIES include:-

- Full Carpeting
- Gas Fired Central Heating
- Kitchen
- Male and Female Toilet Facilities
- Car Parking

TERMS

A license which may be terminated upon three months written notice.

RENT

Ground Floor Office 12 - £8,000 per annum, plus VAT

Ground Floor Office 13 - £5,750 per annum, plus VAT

The above rents are inclusive of electric, gas and water, but exclusive of business rates (if applicable), internet and telephone.

One month's deposit is required upon commencement of the lease, and monthly payments are to be made in advance.

Small business rates relief may apply.

CAR PARKING

One allocated parking space per office. There is also plenty of parking nearby.

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

Duncan Bailey Kennedy
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