Duncan Bailey Kennedy
www.dbk.co.uk

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

PROPERTY PARTICULARS

100% BUSINESS RATES RELIEF AVAILABLE

Preliminary Particulars

A VARIETY OF OFFICE SUITES

42 WYCOMBE ROAD
HOLMER GREEN, HIGH WYCOMBE
BUCKS, HP15 6RY







From 111.08 sq.ft. (10.32 sq.m) – 944.23 sq.ft. (87.72 sq.m.)
Approximate Net Internal Area

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 subject property is situated on Wycombe Road, just off Sawpit Hill in Holmer Green, and is located approximately 3.3 miles north of High Wycombe town centre and mainline Railway Station. There are a number of local independent retailers nearby.

DESCRIPTION - The accommodation forms a ground and first floor of a two-storey detached building, under a pitched roof, and is situated in an affluent village.

- Located in a modern building in Holmer Green
- Easily accessible with parking on site
- 3.3 miles to High Wycombe Railway Station
- Carpeted floors
- Perimeter trunking

ACCOMMODATION (Approximate Net Internal Area)

Suite 1 (Ground Floor) -	111.08 sq.ft. (10.32 sq.m)
Suite 5 (Ground Floor) -	390.00 sq.ft (36.25 sq.m)
Suite 7 (First Floor) -	443.15 sq.ft. (41.17 sq.m)

TERMS
The suites are available on a new full repairing and insuring lease outside the 1954 Landlord & Tenant Act.

RENT
Ground Floor, Suite 1 - £199 per month
Ground Floor, Suite 5 - £1,258 per month
First Floor, Suite 7 - £925 per month

All rents are inclusive of service charge, insurance and utilities. Please note that the above figures are exclusive of business rates, and VAT.

VAT - VAT is applicable on this transaction.

RATES
The Valuation Office website indicate the following Rateable Values effective from 1st April 2026.

Ground Floor, Suite 1 - £3,500 per annum
Ground Floor, Suite 5 - £6,400 per annum
First Floor, Suite 7 - £6,600 per annum

Small business rates relief may be potentially available.

LEGAL COSTS - Each party is to be responsible for their own legal costs involved in the transaction.

ENERGY PERFORMANCE RATING: C – 55.

VIEWING - Strictly by appointment with Sole Agents:-

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