Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Modern, Attractive, Ground Floor Office Suite with Generous Parking

GROUND FLOOR, UNIT 8, THE COURTYARD
MEADOWBANK, FURLONG ROAD
BOURNE END
BUCKS SL8 5AU









962 sq.ft. (89.41 sq.m) Approx. 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 Courtyard is situated on the Meadowbank office development within a few minutes' walk of Bourne End railway station, shops and restaurants situated on The Parade. Bourne End is located midway between Marlow and Cookham and is a popular Thameside village. The A404(M) which links the M40 and M4 motorways is within a 5-10 minute drive away, and so the property is easily accessible.





DESCRIPTION
The property comprises a ground floor office suite, forming part of a two-storey self-contained office building. The offices currently offer open plan accommodation and benefit from gas fired central heating, double glazing, LED lighting, suspended ceiling, kitchen facilities, and generous parking.

ACCOMMODATION (Approximate Net Internal Area)
Ground Floor – 962 sq. ft. (89.41 sq.m)

AMENITIES

- Self-Contained Office Suite
- Generous Parking
- Gas Fired Central Heating
- Double Glazing
- LED Lighting
- Suspended Ceiling
- Male & Female WC's
- Kitchenette

TERMS
The offices are available by way of a new full repairing and insuring lease for a term to be agreed by negotiation.

RENT
£19,750 per annum, exclusive of all the outgoings plus VAT.

RATES
The Valuation Office website indicates a 2026 Rateable Value of £20,500. Rate in the £ for 2026/7 is 43.2 pence

ENERGY PERFORMANCE RATING: C – 71.

VIEWING – By appointment with Sole Agents:

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