



Commercial Property Consultants

Offices at High Wycombe and Marlow

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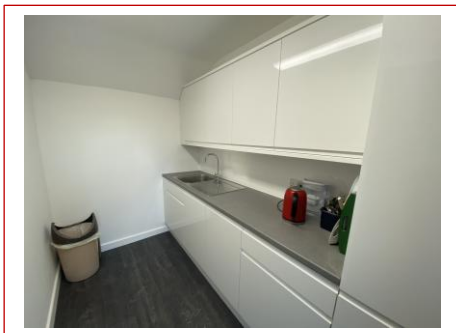
PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

**Town Centre Refurbished Office Suites
Within an Attractive Gated Courtyard Development
and Within 5 Minutes' Walk to
High Wycombe Mainline Railway Station**

**FIRST FLOOR OFFICE
SUITE B, 87 – 88 EASTON STREET, HIGH WYCOMBE
BUCKS HP11 1JX**



252 sq. ft. (23.37 sq. m) Approx. NIA

TO LET

LOCATION

The property is situated in High Wycombe town centre within an established business area to the east of the High Street being accessed off Easton Street. High Wycombe mainline rail station is a short walk providing a regular service in to London Marylebone of approximately 30 minutes. Junction 4 of the M40 motorway is 1.5 miles distant providing access to the rest of the nations motorway network and Heathrow Airport.

DESCRIPTION

Suite B comprises self-contained open plan office accommodation with good natural light, shared WC's and kitchen.

ACCOMMODATION (Areas are approx. Net Internal):

Suite B – First Floor - 252 sq. ft. (23.39 sq. m)

AMENITIES

- Fully Refurbished
- Shared Kitchen and WC's
- Attractive Courtyard Garden

TERMS

A new flexible lease is available for a term to be agreed by negotiation.

RENT

Suite B – First Floor - £5,750 per annum exclusive of service charge

PARKING

Parking is also available at £1,000 plus VAT per annum per parking space. The number of spaces available will be limited to the size of the suite.

VAT

VAT will be charged on this transaction.

RATES

To be reassessed. Tenants may qualify for small business rates relief.

LEGAL COSTS

Each party to bear their own legal fees in this transaction.

ENERGY PERFORMANCE CERTIFICATE: To be confirmed

VIEWING – Strictly by appointment with the Sole Agents:-



Duncan Bailey Kennedy
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Ref: HB/0925