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

Preliminary Particulars

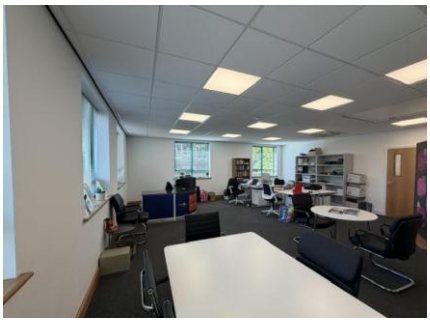
Self-contained Modern Office Suites With up to 4 Car Parking Spaces

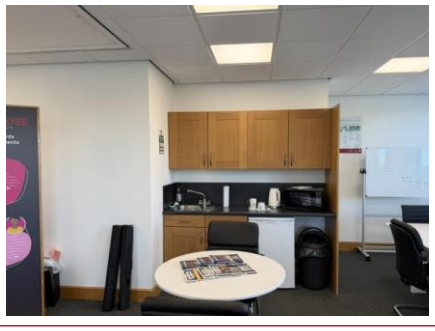
UNIT L, BOURNE PARK
CORES END ROAD
BOURNE END, BUCKS SL8 5AS

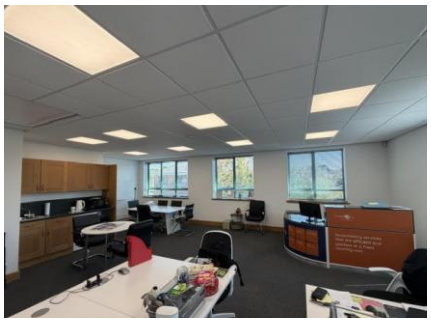












TO LET

From 587 sq.ft. (54.54 sq.m) to 1,025 sq.ft. (95.22 sq.m)
Approximate Net Internal Area

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 - Bourne Park is situated within Bourne End village centre, close to the railway station which provides services to Marlow and Maidenhead, with rush hour trains to London Paddington, and approximately 2 miles from the A404 which connects both the M40 and M4 motorways. The village also offers a good range of shopping and dining facilities, a library, garden centres, and a marina.

DESCRIPTION - A modern end-of-terrace office building with brick elevations offering open plan and private office accommodation at first floor level. Features include:

- LED Lighting
- Suspended ceiling
- Air conditioning
- Carpeting
- Kitchenette
- Separate meeting rooms
- Furniture available by separate negotiation
- Shared WCs

ACCOMMODATION (Approximate Net Internal Area)

First Floor	
Front Suite - 2	587 sq.ft. (54.54 sq.m)
Whole Floor -	**1,025 sq.ft. (95.22 sq.m)**

TENURE - The suites are available on new full repairing and insuring leases for a term by arrangement.

RENT

Front Suite 2 -	£15,000 plus VAT per annum
Whole -	£22,000 plus VAT per annum

Exclusive of all other costs including business rates, service charge, insurance and utilities.

VAT - Is applicable on the transaction.

RATEABLE VALUE - We have been verbally informed by the Local Authority that the rateable values are: Suite 1 - £6,700, and Suite 2 - £13,250. Rates in the £ for 26/27 is 43.2p.

LEGAL COSTS - Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING: C - 67.

VIEWING - By appointment with the Sole Agents: -

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