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

POTENTIALLY NO BUSINESS RATES PAYABLE

Preliminary Particulars

Modern, First Floor Office Suite with Parking

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







203 sq.ft. (18.89 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 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 first 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, parking spaces and kitchen facilities.

ACCOMMODATION (Approximate Net Internal Area)

First Floor
Suite B (rear) - 203 sq.ft. (18.89 sq.m)

AMENITIES

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

TERMS
The office is available by way of new full repairing and insuring leases for a term to be agreed by negotiation.

RENT
Suite B - £5,760 plus VAT, per annum exclusive

RATES
The Valuation Office website indicates a 2026 Rateable Value of £5,333 for Suite B. Rate in the £ for 2026/7 is 43.2 pence. Small Business Relief may be available.

ENERGY PERFORMANCE RATING: C – 71.

VIEWING – By appointment with Sole Agents:

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Ref: JKH/0926