



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

**VAT IS NOT
APPLICABLE**

Preliminary Particulars

Self-contained Commercial Building With On-Site Parking Available as a Whole or on a Per Floor Basis

**THE GATE HOUSE, FRYERS WORKS
ABERCROMBY AVENUE
HIGH WYCOMBE, BUCKS HP12 3BW**



TO LET

**1,107 sq.ft. (102.84 sq.m) Approx. Net Internal Area
Suitable for Schools, Art Galleries and Places of Worship**

LOCATION

The unit is situated at the front of Fryers Works on Abercromby Avenue within the centre of High Wycombe and just off the West Wycombe Road (A40), approximately 2.5 miles from Junction 4 of the M40 and 2 mile from High Wycombe town centre, bus station, and mainline railway station providing regular services to London Marylebone, Oxford and Birmingham.

DESCRIPTION

A brick building providing self-contained office accommodation at ground and first floor levels with carpeting and fluorescent tube lighting throughout.

FEATURES:-

- Attic on the first floor
- Two WCs on the ground floor
- Use of a common car park
- Two allocated parking spaces
- Potential to let each floor separately

ACCOMMODATION (Approximate Gross Internal Area):

Ground Floor - 558 sq. ft. (51.83 sq. m.)
First Floor - 549 sq. ft. (51.00 sq. m.)
Total – **1,107 sq.ft. (102.84 sq.m)**

USE CLASS

Use Class – F1

TERMS

A new full repairing and insuring lease is to be agreed via negotiation.

RENT

£24,000 per annum for the whole exclusive of Business Rates, service charge, utilities and building insurance. On a per floor basis, this would equate to £12,000 per annum per floor, exclusive of Business Rates, service charge, utilities and building insurance.

VAT

VAT is not applicable.

BUSINESS RATES

To be confirmed.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING – Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy

FAO: Adrian Dolan / Jim Sheldon / Liam Ash

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