Duncan Bailey Kennedy
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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

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 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
£19,950 per annum for the whole exclusive of Business Rates, utilities and building insurance (approximately £770 per annum for the whole building). On a per floor basis, this would equate to £12,000 per annum per floor, exclusive of Business Rates, 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:

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