Duncan Bailey Kennedy
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Commercial Property Consultants
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PROPERTY PARTICULARS

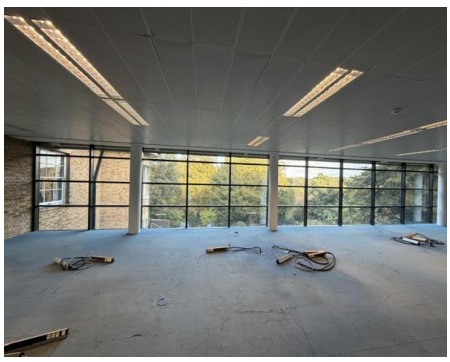
Preliminary Particulars

Office Building For Sale / To Let
Suitable For a Variety of Uses Such As Medical / Educational / Leisure / Redevelopment / Residential (Subject to Planning)

Beechwood Hall
Kingsmead Road, Loudwater
High Wycombe, Bucks HP11 1JL













Suites Available from approx. 3,000 sq.ft. (278.7 sq.m) to 19,833 sq.ft. (1,842.55 sq.m) Approximate Net Internal Area

FREEHOLD FOR SALE / 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 - Beechwood Hall is situated in a mixed-use area to the west of High Wycombe in Loudwater. It sits on a prominent elevated position off the Kingsmead Road in a site of approximately 1 acre, surrounded by mature landscaped grounds and car park.

The property is situated a few hundred yards from the A40 linking High Wycombe and Beaconsfield, and Junction 3 of the M40 motorway, which provides easy access onto the wider motorway networks. There are also local bus routes close by.

DESCRIPTION - The property comprises a detached office building that has been carefully extended to provide a mix of both modern open plan and more traditional individual room accommodation. The property is Grade II Listed.

The older part of the building is currently used for the main entrance, meeting rooms, private offices and some storage. The WC's, staircase and lift are also situated in this central core.

The modern wings provide predominantly open plan office accommodation, although there are various de-mountable partitioned offices in situ. Half of the ground floor is currently used as a breakout/kitchen area leading out to a terrace.

The property sits on a 1 acre site with 85 parking spaces.



ACCOMMODATION (approximate Net Internal Areas)

Ground Floor -	7,154 sq.ft. (664.63 sq.m)
First Floor -	7,310 sq.ft. (679.12 sq.m)
Second Floor -	5,369 sq.ft. (498.80 sq.m)
TOTAL -	**19,833 sq.ft. (1,842.55 sq.m)**

SPECIFICATION

- Approximately 85 car spaces
- One acre site
- Landscaped grounds
- Mixed open plan/individual room layout
- Meeting rooms and breakout areas
- Situated close to Junction 3 of the M40
- Suitable for a variety of uses (subject to planning)

TERMS - A new Full Repairing and Insuring Lease available in part or as a whole. Alternatively, the Freehold is available for sale.

RENT - From £20 per sq.ft. per annum exclusive, plus VAT.

PRICE - £1,975,000 plus VAT.

BUSINESS RATES - To be confirmed.

LEGAL COSTS - Each party to bear their own professional and legal costs.

ENERGY PERFORMANCE RATING: C – 62.

VIEWING - Strictly by appointment through Joint Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Tom Good
Telephone: 01494 450951
Email : adriand@dbk.co.uk / tomg@dbk.co.uk
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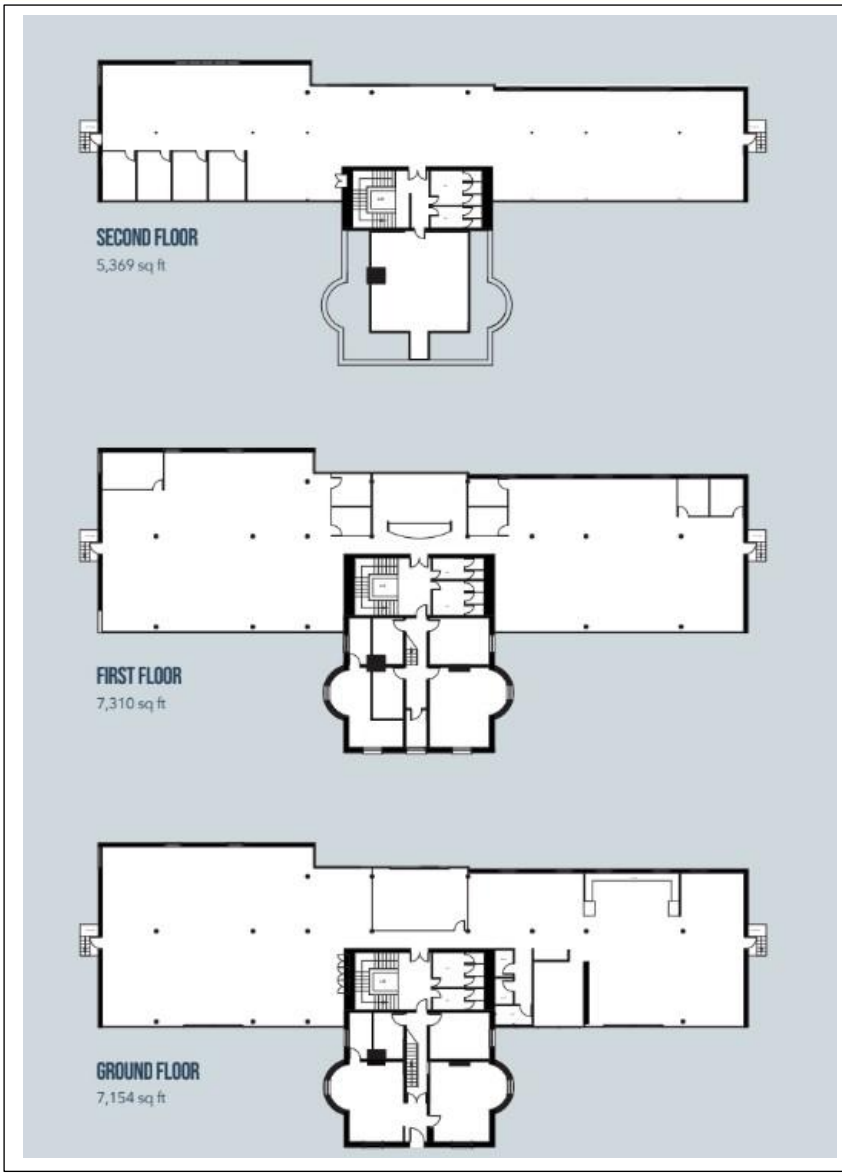
Harringtons Commercial Property Consultants Ltd
FAO: Bill Harrington
Telephone: 01494 678333
wrh@harringtons-property.com

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