



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
LETTINGS AGENCIES LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

Offices at High Wycombe and Marlow

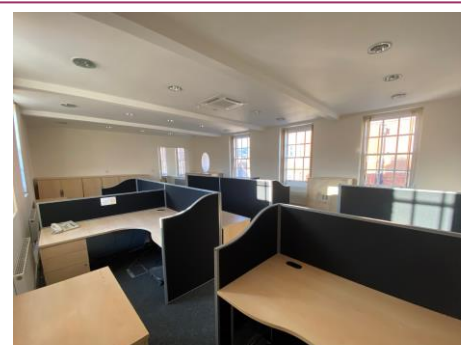
For details of all available properties visit our website

PROPERTY PARTICULARS

Preliminary Particulars

ATTRACTIVE SECOND FLOOR OFFICES IN A CONVENIENT TOWN CENTRE LOCATION

SUITABLE FOR A VARIETY OF ALTERNATIVE USES SUCH AS MEDICAL,
EDUCATIONAL AND OTHER USES UNDER E CLASS, (subject to planning consent)



**IMPERIAL HOUSE
14/15 HIGH STREET, HIGH WYCOMBE
BUCKS HP11 2BE**

1,934 sq. ft. (180 m²)*

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 LLP. 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.

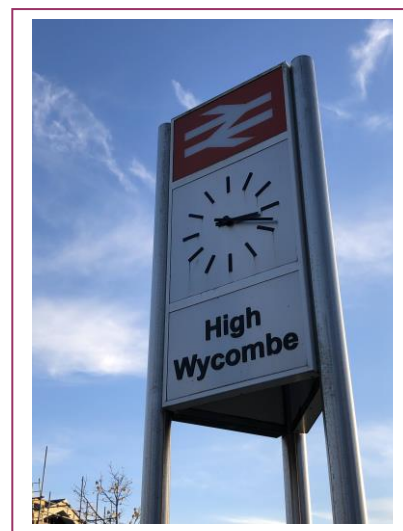
LOCATION

The premises are situated in a prominent corner position in the heart of the town centre, close to the British Rail Station (Marylebone from 35 minutes) and all town centre amenities. High Wycombe is adjacent to Junctions 3 and 4 of the M40, giving easy access to the M25, Heathrow and the national motorway network.

DESCRIPTION

Attractive second floor offices suitable for a variety of alternative uses such as medical, educational and other uses under E Class planning consent.

The property comprises a brick façade building that benefits from a barrel-vaulted ceiling, and a glazed skylight. All doors, door furniture and communal WC facilities are of a particular high standard of design and specification.



Features include:-

- ◆ Air conditioning
- ◆ Floor boxes, perimeter trunking and with CAT 5 cabling (not tested)
- ◆ Recessed and suspended feature lighting
- ◆ Carpeting
- ◆ Videophone front door entryphone and electronic locks to all internal entrances

ACCOMMODATION

Second Floor 1,934 sq. ft. (180 m²)

TERMS

A new effective full repairing and insuring lease for a term to be agreed by negotiation.

RENT

Second Floor - £8.95 per sq.ft. per annum exclusive

The above rent is exclusive of business rates, service charge, and all other outgoings, plus VAT if applicable.

RATEABLE VALUE

The Valuation Office website indicates a 2023 Rateable Value of £9,500. Rate in the £ for 2022/23 is 49.9 pence.

ENERGY PERFORMANCE RATING: E - 102.

VIEWING – By appointment with the Sole Agents:-

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay
Telephone: 01494 450951

Email: adriand@dbk.co.uk / elliottm@dbk.co.uk

***Please note: Floor areas to be confirmed. Details compiled by information supplied to us.**

