TELSAR.com

FOR SALE

Crown House

London Road, Loudwater, HP10 9TJ

Prominent Character Office Building with Excellent Parking Provisions

1,195 sq ft

(111.02 sq m)

- Large parking area
- Power
- Gas fired heating
- Max height of 2.55m
- 2x WCs
- Tea point
- Intercom system
- Fluorescent strip lighting
- Direct access to the M40
- Prominent location

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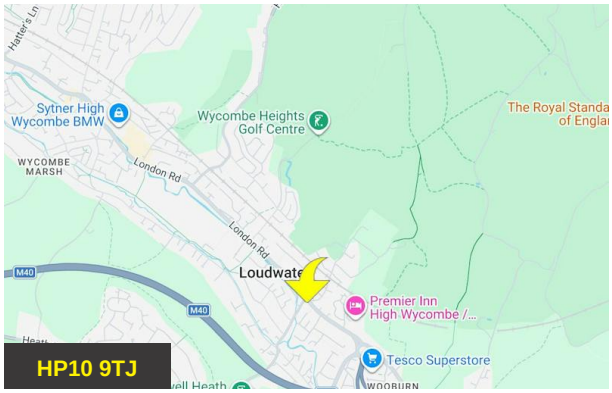
Summary

Available Size	1,195 sq ft
Price	£400,000
Business Rates	Interested parties are advised to contact Wycombe District Council to obtain this figure.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (114)



Location

The property is situated on the A40 just 400m from Junction 3 of the M40, with connections to London and Oxford. High Wycombe town centre and mainline station is within 3 miles, with excellent bus routes within close proximity.

Description

Crown House comprises a semi-detached Grade II listed character building previously utilised as offices part arranged over two floors. Partitioned offices benefiting from gas central heating, welfare facilities and laminate flooring is arranged on the ground floor, with further offices to the first floor. The building benefits from a large parking area to the rear and side.

Tenure

Freehold.

Accommodation

All measurements are approximate and on a gross internal basis (GIA)

Description	sq ft	sq m
Ground Floor	853	79.25
First Floor	342	31.77
Total	**1,195**	**111.02**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information

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