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**Commercial Property
Consultants**

SELF-CONTAINED BUSINESS UNIT

**LORDS MILL
OAKRIDGE ROAD
HIGH WYCOMBE
BUCKS
HP11 2PA**

Providing Offices/Storage Space

Approx. 1,674 sq.ft. (155 sq.m)

TO BE LET

LOCATION

The property is conveniently located in Oakridge Road, close to its junction with West Wycombe Road A40, approximately half a mile west of High Wycombe town centre.

DESCRIPTION

A self-contained two-storey office/business unit with attractive brick elevations under a tiled roof with car parking to the front.

FACILITIES include:-

- Heating
- Double glazing
- Carpeting
- Male and female toilets
- Car parking



ACCOMMODATION (Approximate Net Internal Area):

Ground Floor - 837 sq.ft. – mainly open plan

offices including small kitchen plus wc

First Floor - 837 sq.ft. – divided into four

private offices plus wc and kitchen

N.B. The ground floor originally provided a loading door, which could be re-opened to provide storage/light industrial space, although currently it is laid out as offices.

TERMS

The property is offered on a new full repairing and insuring lease for a term to be agreed.

RENT

£15,000 per annum exclusive, plus VAT if applicable.

RATEABLE VALUE

We have been verbally informed by the Local Authority that the rateable value of the property as of 1st April 2005 is £16,750. We would suggest that in order to obtain the actual amount of rates payable, you should discuss this with the Business Rates Department at Wycombe District Council on 01494-461000. Also, rateable values can be obtained by visiting www.voa.gov.uk.

VIEWING By appointment with the Agents:-

Duncan & Bailey-Kennedy

FAO: Charles Miller

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Tel: 01494-450951

Ref: 9337/0909

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.

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