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TO LET

**ATTRACTIVE MODERN OFFICE SUITE WITH TWO CAR PARKING SPACES,
CLOSE TO TOWN CENTRE AND RAILWAY STATION**

**THE OLD COURTHOUSE
HUGHENDEN ROAD
HIGH WYCOMBE
BUCKS HP13 5DT**



TO LET

**760 sq.ft. (70.6 sq.m)
Approximate Net Internal Area**

**Offices at
High Wycombe and Marlow**

LOCATION

The property is situated north of the town centre, close to the junction of Hughenden Road and Benjamin Road. The town centre facilities and railway station are approximately ¼ mile from the premises. Access to the M40 is at Junction 4 about 1 ½ miles south.

DESCRIPTION

The accommodation available comprises a suite, situated on the second floor of a four storey, brick built, office building which has the benefit of the following:-

- ◆ **Gas fired central heating**
- ◆ **Carpeting**
- ◆ **Suspended ceiling**
- ◆ **Fluorescent lighting**
- ◆ **Kitchenette**
- ◆ **Entryphone system**
- ◆ **Male and Female Toilets**
- ◆ **Two car parking spaces available with the second floor suite**



Floor Area:-

Second Floor Suite - 760 sq.ft. (70.6 sq.m) approximate Net Internal Area

TERMS

The suite is available on a new full repairing and insuring lease for a term to be agreed by negotiation. The lease is to be contracted outside Part II of the 1954 Landlord & Tenant Act.

RENT

£7,600 per annum exclusive.

All rents quoted are exclusive of business rates, service charge and VAT, and all other outgoings, plus VAT if applicable.

RATES

We have been verbally informed that the current Rateable Value for the second floor is £7,600. We would advise that in order to confirm this and the actual amount of rates payable, you should contact the Business Rates Department at Wycombe District Council on 01494 – 461000. Also, rateable values can be obtained by visiting www.voa.gov.uk.

LEGAL COSTS

The incoming tenant is to be responsible for all legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the Sole Agents:-

Duncan & Bailey-Kennedy

High Wycombe Office

FAO: Adrian Dolan

Tel : 01494 450951

E-mail: adriand@dbk.co.uk

Ref: 9407/0909

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. '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.'