



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

SMALL BUSINESS

RELIEF MAY

APPLY

Preliminary Particulars

**COMPREHENSIVELY REFURBISHED
TOWN CENTRE OFFICES
WITH AMPLE CAR PARKING**

**First Floor
18 Crendon Street
High Wycombe
Bucks HP13 6LS**



792 Sq Ft (73.59 Sq M) Approximate Net Internal Area

TO LET

LOCATION – High Wycombe is situated on the M40 motorway, (Junctions 3 & 4) which provides direct access to Central London, Oxford and Birmingham. The offices are centrally located in Crendon Street, approximately 100 metres from the town centre and mainline railway station which provides regular services to London Marylebone.



DESCRIPTION – The first floor suite is accessed via a private ground floor entrance, with open plan offices, WC and kitchen facilities on each floor. The suite benefits from:-

- Town Centre Location
- Ample Car Parking
- Comprehensively Refurbished
- New Kitchen Facilities
- New Male and Female Toilets
- Air Conditioning

TERMS – The offices are available on a new effective full repairing and insuring lease for a term to be agreed.

RENT – £13,750 per annum exclusive, plus VAT.

All rents are exclusive of any service charge, business rates, utilities and insurance.

NB. Small Business Relief may be applicable.

RATES – The Valuation Office website indicates a 2017 Rateable Value of £6,100.

LEGAL COSTS – Each party is to be responsible for their own legal and professional fees.

ENERGY PERFORMANCE RATING – The EPC rating for this property is D - 82.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy
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