

August 2016

OFFICE TO LET



Address	Rowley, Wexham Springs, Framewood Road, Wexham, SL3 6PJ
Key Information	<ul style="list-style-type: none">◆ 26,152 sq ft (2,430 sq m)◆ Prominent, Self-Contained, Office Building◆ Available from Q1 2017

DETAILS SUBJECT TO CONTRACT

Property Description Rowley is a prominent, self-contained office. The two-storey property benefits from a double-height reception and 'U' shape floor plate configuration. There is an external balcony on the first floor and the property has an excellent car parking provision with 125 dedicated spaces.

Location Wexham Springs is situated approximately 4 miles to the South of Gerrards Cross town centre and 5 miles to the west of Uxbridge. Gerrards Cross train station provides fast and frequent services to London Marylebone with a fastest journey time of approximately 25 minutes.

Rowley is set within the landscaped and secure environment of the business park. The building has excellent road links; located only 1.5 miles from the interchange for the M40/M25 motorways and approximately 4 miles north of Junction 6 of the M4.

Accommodation The available accommodation is set out below:

Floor	Sq Ft	Sq M
Ground	13,627	1,260
First	12,525	1,170
Total	26,152	2,430

(Approximate Net Internal Areas)

Specification

- Car parking ratio of 1:209 sq ft
- Air conditioning
- Suspended ceiling with recessed lighting
- Full access raised flooring with carpeting.
- One passenger lift
- Current EPC D

Tenure The building is available as a whole or on a floor by floor basis on new full repairing and insuring lease on terms to be agreed. A Freehold sale may be considered.

Rent £27.50 per sq ft

Estimated Rates Approximately £7.00 per sq ft (2015/16). Enquiries should be made with the Local Authority.

Estates Charge £4.00 per sq ft

Viewing Strictly by appointment via the sole agents

Knight Frank Contacts **William Buttery**
020 786 1166
William.buttery@knightfrank.com

Ryan Dean
020 7861 1672
Ryan.dean@knightfrank.com

Photograph: July 2016

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.