

Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

PRELIMINARY PARTICULARS

**Comprehensively Refurbished Two Storey Business Unit
Offices / Storage / Light Production**

**Unit B5
Knave's Beech Business Centre
Knave's Beech Way, Loudwater
High Wycombe
Bucks HP10 9QY**



Excellent Car Parking Provision

**6,188 sq.ft. (574.95 sq.m)
Approximate Gross Internal Area**

TO LET



LOCATION

The property is situated on Knaves Beech Business Centre adjacent to Junction 3 of the M40 motorway, about three miles east of High Wycombe town centre and mainline railway station providing services to London (Marylebone).

DESCRIPTION

A brick built, high quality two-storey business unit providing flexible accommodation with offices at first floor together with storage, showroom, light production, or additional offices at ground floor, both having recently undergone a comprehensive refurbishment throughout.

The property has the benefit of newly fitted central heating to the offices, which are carpeted and have a raised access floor, new suspended ceiling with recessed lighting and newly fitted kitchen and toilet facilities.

The property has an excellent car parking provision of 21 spaces.

ACCOMMODATION (All areas approx. Gross Internal)

Ground Floor Entrance, Toilets, Offices and Storage/Industrial - 3,089 sq.ft. (286.99 sq.m)

First Floor Open Plan Offices, Kitchen, and Toilets - 3,099 sq.ft. (287.96 sq.m)

Total - 6,188 sq.ft. (574.95 sq.m)

TERMS

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

RENT

£75,000 per annum, exclusive of VAT, business rates, and estate charge.

RATEABLE VALUE

The Valuation Office website indicates a 2010 Rateable Value of £52,500. We suggest you verify this amount by contacting the Ratings Team at Wycombe District Council on 01494 461000.

ENERGY PERFORMANCE RATING: D – 91.

VIEWING - By appointment with Sole Agents:-

Duncan & Bailey-Kennedy

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