

Town Centre Offices TO LET



From 461 sq.ft. – 1,165 sq.ft.

First Floor Offices

11 Duke Street

High Wycombe

Bucks

HP13 6EE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The offices are situated on Duke Street near High Wycombe town centre and walking distance of the mainline train station providing services into London Marylebone.

High Wycombe is well connected via the M40 but also the A404 providing easy access onto the M4.

Description

A budget focused multi let detached property with brick and glass elevations providing office accommodation over ground and first floors. The accommodation, two suites, can be found at first floor level with access to communal WC facilities. Both suites are open plan in configuration however currently benefit from partition walls.

Accommodation

| | Sq. Ft. | M2 |
|--------------|--------------|---------------|
| Suite 1 | 461 | 42.46 |
| Suite 2 | 704 | 65.41 |
| TOTAL | 1,165 | 107.87 |

Approx net internal area (NIA)

Terms

A rent of £7.95 per sq.ft. is sought.

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT. The accommodation is available individually or combined by way of a new lease(s) with terms to be agreed.

Business rates

The billing authority is Wycombe District Council

We suspect occupiers will qualify for small business rate refile, subject to certain criteria having been met.

We suggest contacting the ratings officer at the billing authority directly on 01494 461000 to discuss in more detail.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- Flexible lease terms available
- Competitive rent incentives available
- Category II recessed lighting
- Open plan accommodation

Energy Performance Rating

E-119

Viewing and further information contact sole agents

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