

TO LET

**High Quality Courtyard Offices
in Rural Location**



Wood Barn Farm, Pump Lane North, Marlow, SL7 3RD

www.deriazcampsie.com

T: 01628 495 500

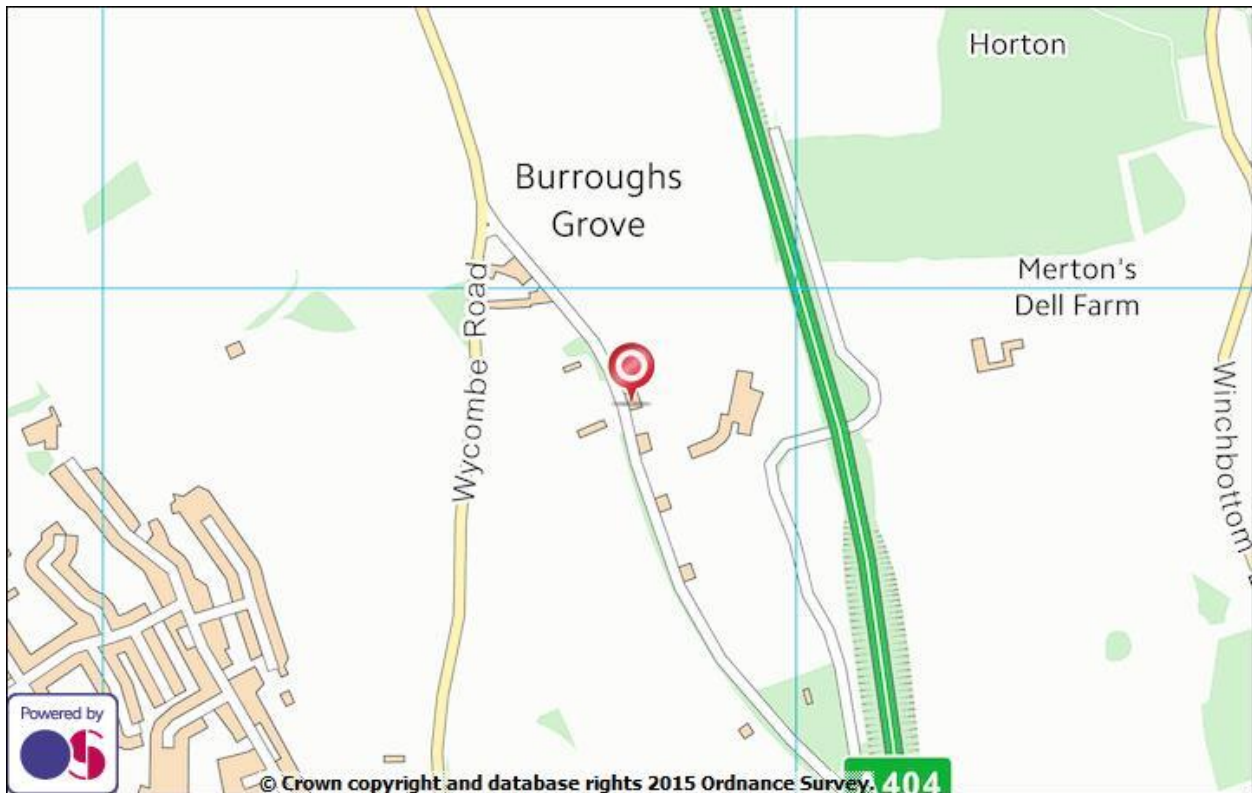
Property **Wood Barn Farm, Pump Lane North, Marlow SL7 3RD**

<ul style="list-style-type: none"> • Location 	<p>The premises are located in a rural location on Pump Lane North and within a 5 minute drive of Marlow town centre. Access to the A404 (M) is a short drive which connects with the M40 Junction 4 and M4 Junction 8/9. Marlow rail station provides a regular service in to Maidenhead and onwards to London and the West.</p>
<ul style="list-style-type: none"> • Description 	<p>The offices comprise a newly constructed courtyard office development with timber fascades under a slate tiled pitched roof with the following amenities:</p> <ul style="list-style-type: none"> • Excellent on-site parking • Heating • Timber flooring • Lighting • Kitchen facilities • WC's
<ul style="list-style-type: none"> • Accommodation 	<p>Office 1 - 950 sq ft (88.25 sq m) approx Office 2 - 950 sq ft (88.25 sq m) approx Office 3 - 950 sq ft (88.25 sq m) approx</p> <p>Total - 2,852.75 sq ft (265.00 sq m)* approx *Our client may consider sub-dividing the offices in to 475 sq ft units.</p>
<ul style="list-style-type: none"> • Terms 	<p>A new year fully repairing and insuring Lease is to be granted for a term to be agreed.</p>
<ul style="list-style-type: none"> • Rent 	<p>Upon Application</p>
<ul style="list-style-type: none"> • Rates 	<p>Please make your own enquiries with Wycombe District Council</p>
<ul style="list-style-type: none"> • EPC 	<p>TBC</p>
<ul style="list-style-type: none"> • Legal Costs 	<p>Each party to bear its own legal fees in this transaction.</p>
<ul style="list-style-type: none"> • VAT 	<p>VAT may be chargeable on this transaction</p>
<ul style="list-style-type: none"> • Viewing 	<p>Strictly by prior appointment via the sole Agents Deriaz Campsie - Mark Potter T: 01628 495500</p>

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Property

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Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

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