



FOR SALE

St Marks House, Bourne End

Station Road, Bourne End, Wooburn Green, United Kingdom SL8 5QF

An opportunity to purchase a fully fitted office building offering a fantastic investment and owner occupier proposition.

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St Marks House is an attractive self-contained office building arranged over Lower Ground, Ground and First floors. The site extends to approximately 0.7 hectares (0.18 acres) offering 16 car parking spaces and outside breakout areas accessible from both Lower Ground and Ground Floors.

The office benefitted from a full internal refurbishment in 2014 which included a new reception, new air conditioning system and lighting. The space comprises open plan office space, 2 kitchenette breakout areas, meeting rooms, WC's on each floor and shower and changing facilities.

It is situated on Station Road conveniently placed just a 2 minute walk from Bourne End Train Station and within close proximity to the Town Centre amenities.

The building has a prominent position on Station Road, providing excellent signage opportunities.

Price	£1,500,000 (offers in excess of)
Building type	Office
VAT	The property is elected for VAT.
Tenure	Freehold
Deal type	Vacant possession
Capital value (psf)	£277.00
Size (NIA)	5,421 sq ft

Marketed by: Bray Fox Smith

For more information please visit:

<https://realla.co/m/24919-st-marks-house-bourne-end-station-road>



St Marks House benefits from the following:

Full internal refurbishment completed in 2014.

Perimeter trunking.

Metal tiled suspended ceilings.

Air conditioning.

Male and Female WC's and shower and changing facilities.

Existing 100 MB fibre connection.

Offered with vacant possession from June 2018.

Fully fitted including reception, kitchenette, meeting rooms and benching desks.

We understand there is the potential for conversion to residential under Permitted Development Rights subject to obtaining necessary planning.





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Data provided by Google

Units & availability

Floor	Size sq ft
First	1,747
Ground	2,468
Lower Ground	1,206
Total	5,421

* All sizes N/A

Location overview

St Marks House is a prominent building just a 2 minute walk from the Train Station and Town Centre and also a short walk to the beautiful River Thames. Bourne End is situated in the heart of the burgeoning Thames Valley, close to both the M4 and M40, just outside the M25. Maidenhead is just 5 miles to the South and High Wycombe 4 miles to the North. Bourne End is 28 miles north-west of Central London, with excellent connectivity.

Retail facilities in the town centre include Costa Coffee, Tesco Express, Co-op, M&S Simply Food, WHSmith and various local restaurants.

National rail

Bourne End has a regular train service to Maidenhead, with a journey time of 12 minutes, connecting to London Paddington and Reading every 15 minutes. Bourne End has regular bus services around the local area with up to 6 buses an hour (35, 36, 37) with links to High Wycombe, Wooburn Green and Maidenhead.

Road

The property benefits from good road communications with very quick access to the M4 at Junction 7 via the Taplow Common Road. Additionally, the A4094 provides direct access to Junction 3 of the M40, where the M25 can be accessed in 5 minutes to allow convenient access to London and the M1. The A404 is located approximately 2 miles to the west providing direct access to Junction 4 of the M40 motorway and Junctions 8/9 of the M4 motorway.

EPC

Available on request

Offers

We are instructed to seek offers in excess of £1,500,000 (One Million Five Hundred Thousand Pounds) subject to contract and exclusive of VAT.

Notes:



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