

OFFICES – LAST SUITE REMAINING TO LET



TOWN CENTRE OFFICE SUITE

451 Sq.Ft.

Suffolk House, 54-55 The Green

Wooburn Green

Bucks

HP10 0EU

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Wooburn Green is an attractive village located between Beaconsfield and Bourne End, a short drive from Junctions 2 and 3 of the M40 motorway. The property fronts The Green in close proximity to Tesco and various eateries.

Description

Suffolk House comprises a modern 3-storey detached property situated on the western side of The Green. The offices provide character and functional space. There is on street parking to the front of Suffolk House each office suite has the benefit of one car parking space to the rear.

Accommodation

	Sq.Ft.	Sq.M.
Room 8	NOW LET	NOW LET
Room 6 & 7	451	41.9
Room 10	NOW LET	NOW LET

Approx Net internal area (N.I.A.)

Terms

	Rent	Car Parking
Room 8	NOW LET	NOW LET
Room 6 & 7	From £7,000 pa	1 space
Room 10	NOW LET	NOW LET

The above rents are exclusive of business rates, electric and phone lines but inclusive of service charges, insurance, gas and water. All rents may be subject to VAT.

Business Rates

The billing authority is Wycombe District Council

	Rateable value
Room 6, 7 & 8	£9,000

We suggest that these amounts are verified by contacting the local authority directly on 01494 461000. Qualifying occupiers will benefit from full business rates relief.

All interested parties should verify this with the billing authority.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

Amenities

- Flexible lease terms available
- Allocated parking
- Prominent location

Energy Performance Rating

E - 109

Viewing and further information



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