



agency@kemptoncarr.co.uk | 01628 771221

kemptoncarr.co.uk |   | @KemptonCarr

GROUND FLOOR SELF-CONTAINED OFFICES TO LET

2,015 sq ft (187 sq m)



Ground Floor Suite
Keystone House
Boundary Road
Loudwater | HP10 9PN

- 9 Parking Spaces
- EPC Rating: D78

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

The accommodation is situated in Knaves Beech Business area adjacent to Junction 3 of the M40 Motorway. Access to the M25 is a 20-minute drive with Heathrow Airport being a 35-minute drive. The town centre and Wycombe Retail Park are a short drive west of the property.

Description

The premises comprise a modern self-contained two-storey office building. The accommodation can be found at ground floor and benefits from a set of external double doors giving access directly to the suite, kitchen facilities and WC's (DDA compliant cubicle on the ground floor). Excellent parking is provided to the rear for 9 spaces.

Amenities

- 9 Parking Spaces
- Close to Junction 3 of M40
- Private Male & Female WC Facilities
- Kitchen Facilities

Terms

A new full repairing and insuring lease will be granted for a term to be agreed.

Rent: £13.50 per sq ft

Accommodation

Approximate floor areas (NIA):

Ground Floor	2,015 sq ft (187 sq m)	AVAILABLE
--------------	------------------------	-----------

Viewing

For viewing and further information please contact joint agents:

Kempton Carr Croft

David Pearce or Mitchell Brooks

E: David.pearce@kemptoncarr.co.uk

E: Mitchell.brooks@kemptoncarr.co.uk

T: 01628 771221



Deriaz Slater

Mark Potter – 01628 495500

These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.