

KEMPTON

CARR

CROFT

agency@kemptoncarr.co.uk | 01628 771221

kemptoncarr.co.uk |   | @KemptonCarr

OFFICES

TO LET

2,015 – 4,071 sq ft (187 – 378 sq m)



Keystone House
Boundary Road
Loudwater | HP10 9PN

- 20 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

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.

Description

The premises comprise a modern self-contained two-storey office building. The ground floor area benefits from a set of double doors with excellent headroom. Kitchen facilities are available on both floors. WC's are on both floors with a DDA compliant cubicle on the ground floor. Excellent parking is provided to the rear for 19 spaces.

Amenities

- 20 Parking Spaces
- Close to Junction 3 of M40
- WC Facilities
- Kitchen Facilities on both floors

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)
First Floor	2,056 sq ft (191 sq m)
Total	4,071 sq ft (378 sq m)

Business rates

Rateable Value: £50,000 pa

Rates Payable 2017/18: £22,450

Prospective tenants are requested to make their own enquiries regarding the actual rates payable with Wycombe District Council.

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