

Town Centre Offices TO LET



From 834 sq.ft. – 2,330 sq.ft.

First Floor Offices

11 Duke Street

High Wycombe

Bucks

HP13 6EE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The offices are situated on Duke Street within High Wycombe town centre. The property is positioned near High Wycombe mainline train station and the town centre beyond.

High Wycombe is well connected via the M40 but also the A404 providing easy access onto the M4. The train line provides services into London Marleybone within 30 minutes travel time.

Description

A budget focused multi let detached property with brick and glass elevations providing office accommodation over ground and first floors. The accommodation can be found at first floor level with access to communal and private WC & kitchen facilities and is open plan in configuration.

Accommodation

	Sq. Ft.	M2
Suite 1	838	77.81
Suite 2	1492	138.62
TOTAL	2330	216.43

Approx net internal area (NIA)

Terms

Rent £7.50 per sq.ft.

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT. The accommodation is available individually or combined by way of a new lease(s) with terms to be agreed.

Business rates

The billing authority is Wycombe District Council

We suspect occupiers will qualify for small business rate refile, subject to certain criteria having been met.

We suggest contacting the ratings officer at the billing authority directly on 01494 461000 to discuss in more detail.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- Flexible uses (S.T.P.)
- Category II lighting
- Easy access to M40 (J4)
- Easy access to M40 (J3)
- Flexible lease terms available
- Open plan accommodation

Energy Performance Rating

E-119

Viewing and further information



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