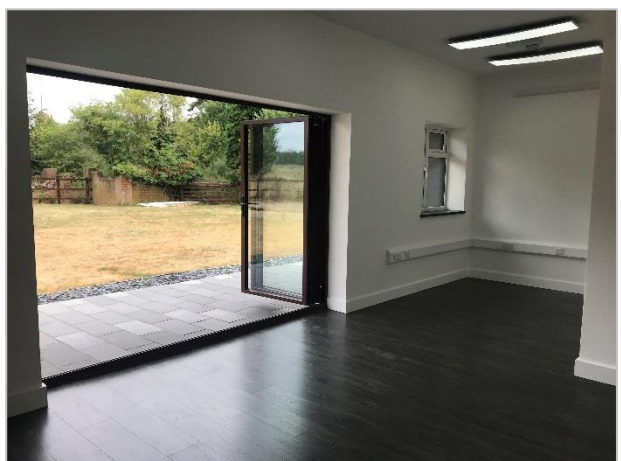


# NEWLY REFURBISHED BARN CONVERSION OFFICES

## TO LET



**950 sq. ft. (88.26 sq.m)**

Courtyard Offices

Noble House

Mount Hill Lane

**Gerrards Cross**

SL9 8SU

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is situated in a rural location within a private, gated complex adjacent to other commercial premises. Mount Hill Lane is found off the B416 midway between Stoke Poges and Gerrards Cross, just over a mile South West of the A40 and Gerrards Cross town centre.

Gerrards Cross is an affluent commuter town, conveniently located with good access to J2 M40 approx 3 miles, J1A M40 and J16 M25 approx 6 miles. The mainline station is served by the popular Chiltern Line with regular services to Birmingham and approx 25 minutes to London Marylebone.

## Description

The property is set within a gated development providing self-contained offices suitable for a variety of uses subject to planning.

The accommodation has been comprehensively refurbished and benefits from by folding doors leading to gardens and ample car parking. Internally there are open plan offices with Directors office, kitchen and toilet facilities. The offices further benefit from newly fitted air conditioning and heating system.

## Accommodation

	Sq. Ft.	M2
Courtyard Offices	950	88.26

*Approx net internal area (NIA)*

## Terms

£30,000 per annum

The above rents are including business rates, insurance, water and external service charge (gardens/bins/communal electricity) but excluding electricity and phone bills and may be subject to VAT. The suite is available on a new lease with terms to be agreed by negotiation.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

## Amenities

- Flexible uses (S.T.P.)
- 24/7 CCTV
- Ample allocated parking

## Energy Performance Rating

B 49



## Viewing and further information



**David Pearce**

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943



**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021



PROPERTY CONSULTANTS