

BARN CONVERSION OFFICES TO LET



935 Sq. Ft. (86.9 sq.m)

Suite 2 Noble House

Mount Hill Lane

Gerrards Cross

SL9 8SU

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 suite is accessed via private entrance at ground floor level, leading onto reception and office space. Further offices, kitchen, toilet and shower facilities can be found at first floor level.

The offices have been fitted out to a High Standard

Accommodation

	Sq. Ft.	M2
Suite 2 (suites 2a & 3 relate to business rates and EPC)	935	86.83

Approx net internal area (NIA)



Terms

Suite 2 £26,000 per annum

The above rents are inclusive of insurance, water, 24hr central station alarm monitoring, external service charge (gardens/bins/communal electricity/building) but excluding electricity, phone bills and business rates (small business relief can apply), and may be subject to VAT.

Business rates

The billing authority is South Bucks District Council

Rateable values:

Suites 2, 2a £7,100 per annum

Suite 3 £3,250 per annum

We suggest these amounts, and rates payable are verified by contacting the ratings officer at the billing authority directly, you may be eligible for rate relief.

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

Suite 2 & 2a E 124

Suite 3 E 114

Viewing and further information



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