

BARN CONVERSION OFFICE SUITE TO LET



374 sq. ft. (34.71 sq.m)

Suite 4 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 offices suitable for a variety of uses subject to planning.

The suite benefits from communal entrance, independent alarm system, two cellular offices with access to communal toilet and kitchen facilities.

Accommodation

	Sq. Ft.	M2
Suite 4	374	34.71

Approx net internal area (NIA)



Terms

Suite 4 £7,500 per annum exclusive of business rates, insurance, service charge and utilities

Alternatively, £9,500 per annum inclusive of insurance, water, external service charge (gardens/bins/communal electricity/building), 24hr central station alarm monitoring but excluding electricity, phone bills and business rates (small business relief may apply).

The above rents may be subject to VAT. The suite is available on a new lease with terms to be agreed by negotiation.

Business rates

The billing authority is South Bucks District Council

Rateable value: £4,300

We suggest this amount, and rates payable are verified by contacting the ratings officer at the billing authority directly, you may be eligible for small business rates 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

E 124

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021



PROPERTY CONSULTANTS