

GROUND FLOOR OFFICE SUITE TO LET



1,236 Sq. Ft. (114.82 Sq. M.)

Ground Floor Suite, 85-87 Holtspur Lane

Wooburn Green

HP10 0AU

WITH GENEROUS CAR PARKING

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located within walking distance of Wooburn Green village centre and within a short drive of both Junction 2 of the M40 at Beaconsfield and Junction 3 of the M40 at Loudwater.

Nearby amenities include David Lloyd Health and Fitness Club together with Tesco Express, a bakery, coffee shop and local pubs.

Description

Situated within a purpose build office building the suite is located at ground floor level, benefiting from open plan configuration, suspended ceilings with recessed lighting and generous car parking provision.

Accommodation

	Sq. Ft.	M ²
Ground Floor	1,236	114.82

Approx net internal area (NIA)

Terms

Rental £17,250 per annum exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT. All of which the tenant is responsible for.



Business rates

The billing authority is Wycombe District Council

Rateable value: £9,800.00

We suggest this amount, and the rates payable are verified by contacting the ratings officer directly.

Certain applicants will benefit from total rate relief on this office and are advised to contact the ratings officer at Wycombe district council directly on

01494 461000

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

C-74

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021



Duncan Bailey Kennedy

01494 450951