

GROUND FLOOR OFFICE SUITE TO LET



1,995 Sq. Ft. (185.34 Sq. M.)

Ground Floor

Dovetail House

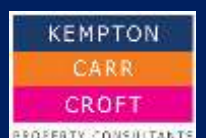
Wycombe Road

Stokenchurch

Bucks HP14 3RQ

One Mile from Junction 5 of M40 Motorway

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Stokenchurch is one mile from J5 of the M40 which leads onto the wider motorway network and M25 giving easy access to Heathrow airport. It is also circa 9 miles west of High Wycombe and 18 miles south east of Oxford via M40.

The property fronts the Wycombe Road (A404) next-door to the Fire Station and Post Office. The building is walking distance of Stokenchurch village centre which provides convenience shops, eateries and the Kings Hotel which is a popular meeting point for conferences / meetings etc.

Description

A modern air-conditioned ground floor open-plan office suite benefiting from excellent natural light, recessed LG7 lighting, private access from car park with electric car charging point.

Accommodation

	Sq. Ft.	M2
TOTAL	1,995	185.34

Approx net internal area (NIA)

Terms

The suite is to be let on a new lease direct from the landlords with terms to be agreed by negotiation.

Rent: POA

The rent is available on flexible terms and is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Energy Performance Rating

C-61

Business Rates

The billing authority is Wycombe District Council

Rateable value: £23,000

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- V.A.R. air conditioning
- Recessed LG7 lighting
- Gas fired central heating
- Perimeter trunking
- Male, female, disabled WC facilities
- Electric car charging points
- 6 allocated car parking spaces
- 1 mile of J5 of M40



Viewing and further information



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

01628 771221

07818 117021

