

STAND ALONE MODERN OFFICES TO LET



7,465Sq.Ft. (**693.53**Sq.M.)

72 Furlong Road
BOURNE END

Bucks
SL8 5AH

TO BE REFURBISHED – LARGE CAR PARKING

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is situated to the south of Bourne End town centre, on Furlong Road. The train station is within a short walking distance.

Bourne End is circa 4.6 miles north of Maidenhead town centre and 5.9 miles south of High Wycombe town centre.

The property is 2.39 miles from The A404 which provides access to The M4 / M40 motorway network.

Description

A detached modern purpose-built office in good order throughout. The offices benefit from reception, toilets and kitchen facilities.

To the rear of the property a private large car park can be found providing car parking for circa 28 cars, a further 3 car parking spaces can be found to the front of the property.

Accommodation

	Sq.Ft.	Sq.m
Ground floor	3,552	329.99
First Floor	3,913	363.54
TOTAL	7,465	693.53

Approx net internal area (NIA)

Terms

Rent: from £17.50 psf per annum exclusive

To be let on a new full repairing and insuring lease as a whole or on a floor by floor basis.

The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Business Rates

The billing authority is Buckinghamshire Council

Rateable value: £102,121

We suggest that the amount and amount payable are verified by contacting the local authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction

Amenities

- **To be refurbished**
- Detached Offices
- Reception area
- WC facilities ground and first floors
- Kitchen, ground and first floor
- Air cooling
- Cat 5 Networking throughout
- To be let as a whole or on a floor by floor basis
- New lease direct from landlords

Energy Performance Rating

C-66



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

Mitchell.brooks@kemptoncarr.co.uk

07818 117021



PROPERTY CONSULTANTS