

MODERN AIR-CONDITIONED OFFICES - **TO LET**



6,024 Sq.Ft. (559.63sq.m) approx. N.I.A.

Part First Floor Albert House

Queen Victoria Road

High Wycombe

Bucks

HP11 1BB

kemptoncarr.co.uk | High Wycombe office 01494 341530



Location

The building can be found in a prominent position within the town of High Wycombe, overlooking the A40 London Road, accessible via Easton Street by car. Being centrally located the building is within easy walking distance of the mainline railway station providing services into London Marylebone, the bus station and Eden shopping centre. The building is approximately 2 miles from Junction 4, M40, and A404 providing easy access on to the M4.

Description

The suite is to be refurbished to an agreed specification, or let as seen. Accommodation comprising common ground floor reception area with passenger lift and stairwell to open plan office accommodation at first floor level. The suite has access to common toilet facilities and private kitchenette. The suite also benefits from ample car parking.

Terms

Rent: £15psf

The rent is exclusive of business rates, service charge, utilities and insurance. The Service charge cost is circa £6.65psf on the current budget. The insurance apportionment is currently circa £1,250 per annum.

The suite is available To Let on a new effective full repairing and insuring lease, with terms to be agreed by negotiation.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property IS elected to pay VAT.

Business rates

The billing authority is Buckinghamshire Council
Rateable value: £70,500

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

Amenities

- Ground Floor Reception
- Air Conditioning
- Raised Access Floors
- Passenger Lift
- Suitable for E Class Use
- Open Plan
- 27 car parking spaces

EPC

C-53



Viewing and further information

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