

Property Particulars

**Rentals
From only
£5 per sq.ft.**

TO LET

MODERN TOWN CENTRE OFFICE SUITES

FROM 990 SQ.FT (92 SQ.M.) TO 4130 SQ.FT (384 SQ.M.)

WITH PARKING



**Bridge House
Bridge Street
High Wycombe
Bucks
HP11 2EL**

LOCATION

Bridge House is situated in a prominent position facing the Eden Shopping Centre and Bus Interchange, just off the A40 Oxford Road, close to High Wycombe town centre. The Chiltern Line railway station is a short walk away and the M40 at junction 4 Handy Cross is within 1½ miles drive.

VISIT OUR WEBSITE : www.brownandmerrycommercial.com

~ **Bridge House, Bridge Street, High Wycombe** ~

DESCRIPTION

Bridge House is a modern office building of brick elevations under a pitched tiled roof, divided into four office suites at 1st and 2nd floor level with retail and parking on the ground floor.

ACCOMMODATION

The available suites are as follows:

Suite 1	1071 sq.ft.	100 sq.m.	2 parking spaces
Suite 2	988 sq.ft.	92 sq.m.	2 parking spaces
Suite 3	1025 sq.ft.	95 sq.m.	2 parking spaces
Suite 4	1045 sq.ft.	97 sq.m.	2 parking spaces

FEATURES

Gas fired central heating	Entryphone
Double glazing	Demountable partitions
Suspended ceilings	Shared male and female and disabled WCs
Fluorescent lighting	Carpeting throughout
Skirting trunking	Lift

TERMS

New full repairing and insuring leases for terms by arrangement up to September 2013, such leases to be excluded from the renewal provisions of the 1954 Landlord & Tenant Act.

RENTALS

From £5 per sq.ft. per annum exclusive of rates and service charge.

RATES

The Valuation Office web-site indicates the following 2010 Rateable Values:

Suite 1	£11,500	Suites 2 and 3	£23,250 (under appeal).
Suite 4	£12,500		

Rate in the £ for 2011/12 is 42.6 pence. Small Business Relief may apply.

LEGAL COSTS Each party to bear their own legal costs involved.

VIEWING Strictly by appointment through sole agents:

BROWN & MERRY COMMERCIAL

(01494) 448381 ref: JTS

FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

SERVICES: We confirm we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Ref: Office 135