

## Property Particulars

**TO LET**

**Refurbished Office Suite**

**Located in Conservation Area**

**1025 sq.ft. (95 sq.m.)**



**The Malthouse  
Malthouse Square  
Princes Risborough  
Bucks HP27 9AA**

### LOCATION

The Malthouse is situated in a central position within Princes Risborough, midway between the High Street and a public car park.

Princes Risborough itself lies between Aylesbury and High Wycombe, both of which are approximately 8 miles distant. The railway station on the outskirts of the town provides a regular service to London Marylebone.

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**~ The Malthouse, Malthouse Square, Princes Risborough ~**

**DESCRIPTION**

The available offices comprise a second floor suite which along with the common areas, WC's and kitchens has been refurbished to a high standard.

**ACCOMMODATION**

Suite 7 Second Floor      1025 sq ft      95 sq.m.

**FEATURES**

- Passenger lift
- Category II lighting
- Under floor trunking
- Suspended ceiling
- Carpet tiles
- Refurbished WC facilities on each floor
- Gas Fired central heating
- Kitchen facilities
- Entryphone system
- Completely redecorated

**LEASE**

A new full repairing and insuring lease for a term by arrangement, subject to regular rent reviews.

**RENT**

£12,750 per annum exclusive, plus service charge.

**RATES**

The Valuation Office website indicates a 2010 Rateable Value of £10,500. Rate in the £ for 2010/2011 is 41.4p. NB Small Business Relief may apply.

**LEGAL COSTS**

Each party to be responsible for their own legal costs involved.

**VIEWING**

Strictly by appointment through sole agents:

**Brown & Merry Commercial**

**01494 448381**

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.

JTS/Malthouse 3&7