

Property Particulars

*Now with
parking for
3 cars*

TO LET

*Flexible
Terms*

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.

VISIT OUR WEBSITE : www.brownandmerrycommercial.com

~ 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

£12,000 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 joint sole agents:

Brown & Lee Clifford Billings
01296 420637

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