

Property Particulars

TO LET

**TOWN CENTRE OFFICE SUITES
IN PERIOD BUILDING**

From 477 (43 sq.m.) sq.ft. to 2268 sq.ft. (211 sq.m.)



**8 High Street
High Wycombe
Bucks
HP11 2AZ**

LOCATION

The property is centrally located within the pedestrianised section of the High Street opposite WH Smiths.

The offices are therefore within a short walk of High Wycombe Chiltern Rail Station and the Eden Shopping Centre. Junction 4 of the M40 at Handy Cross is within 1½ miles drive.

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~ 8 High Street, High Wycombe ~

DESCRIPTION

The property is a three storey period building, the available offices having a separate ground floor entrance from the High Street providing professional style accommodation with ground floor reception, basement storage and further ground, first and second floor office suites available together or separately on flexible terms.

ACCOMMODATION

Basement store	120 sq.ft.
Ground floor reception and offices	605 sq.ft.
First Floor offices	1066 sq.ft.
Second floor offices	<u>477 sq.ft.</u>
<u>Total</u>	<u>2268 sq.ft. 211 sq.m.</u>

FEATURES

- New carpeting throughout
- Cat II lighting
- Slimline electric storage heating
- Male and female toilets
- Kitchen facilities
- Completely redecorated

LEASE

New flexible leases for terms by arrangement from one year upwards.

RENT

£10 per sq.ft. plus VAT per annum exclusive of business rates and service charge.

RATES

The Valuation Office website indicates a 2010 Rateable Value of £13,000 for the whole. Rate in the £ for 2010/11 is 41.4 pence.
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 AND 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.

Ref: Office 159