

4 PAULS ROW, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2XL

First Floor Office Suite To Let
1,043 sq ft (96.94 sq m)

Location:

The property is located in the centre of High Wycombe adjacent to the Eden Shopping Centre. High Wycombe Station is approximately 0.25 miles to the east and provides services to London Marylebone in less than 40 minutes.

The property is approximately 1.3 miles to the north of Junction 4 on the M40 and 10 miles from Junction 16 of the M25.

Description:

The property comprises a purpose built mixed use building located on Pauls Row to the south of the High Street. The building benefits from pedestrian access from Pauls Row leading to a shared entrance lobby with a lift and stairs to the upper floors and WCs. The accommodation benefits from suspended ceilings with recessed lighting, perimeter trunking, 3 glazed meeting rooms/offices and a kitchenette.

Accommodation:

We calculate that the premises comprise the following net internal floor area:-
First floor 1,043 sq ft (96.94 sq m)

Tenure:

The premises are available on an underlease for a term expiring 21st September 2015.

Rent Payable:

£10,400 per annum exclusive

VAT:

All figures quoted are subject to VAT at the prevailing rate, if applicable.

Rates:

From the local rating authority website, we understand the premises are assessed for rates as follows:-
Rateable value (2010/11) £12,250.00 (2010 Rating list)
Rates payable (2010/11) £4,985.75



Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Valuation Office.

Viewing:

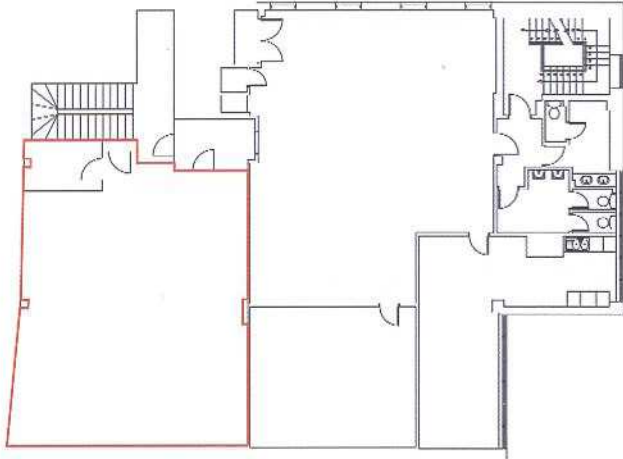
Strictly by prior appointment with DTZ.

Contact:

Email: sheila.lemare@dtz.com
Email: danika.schmitz@dtz.com

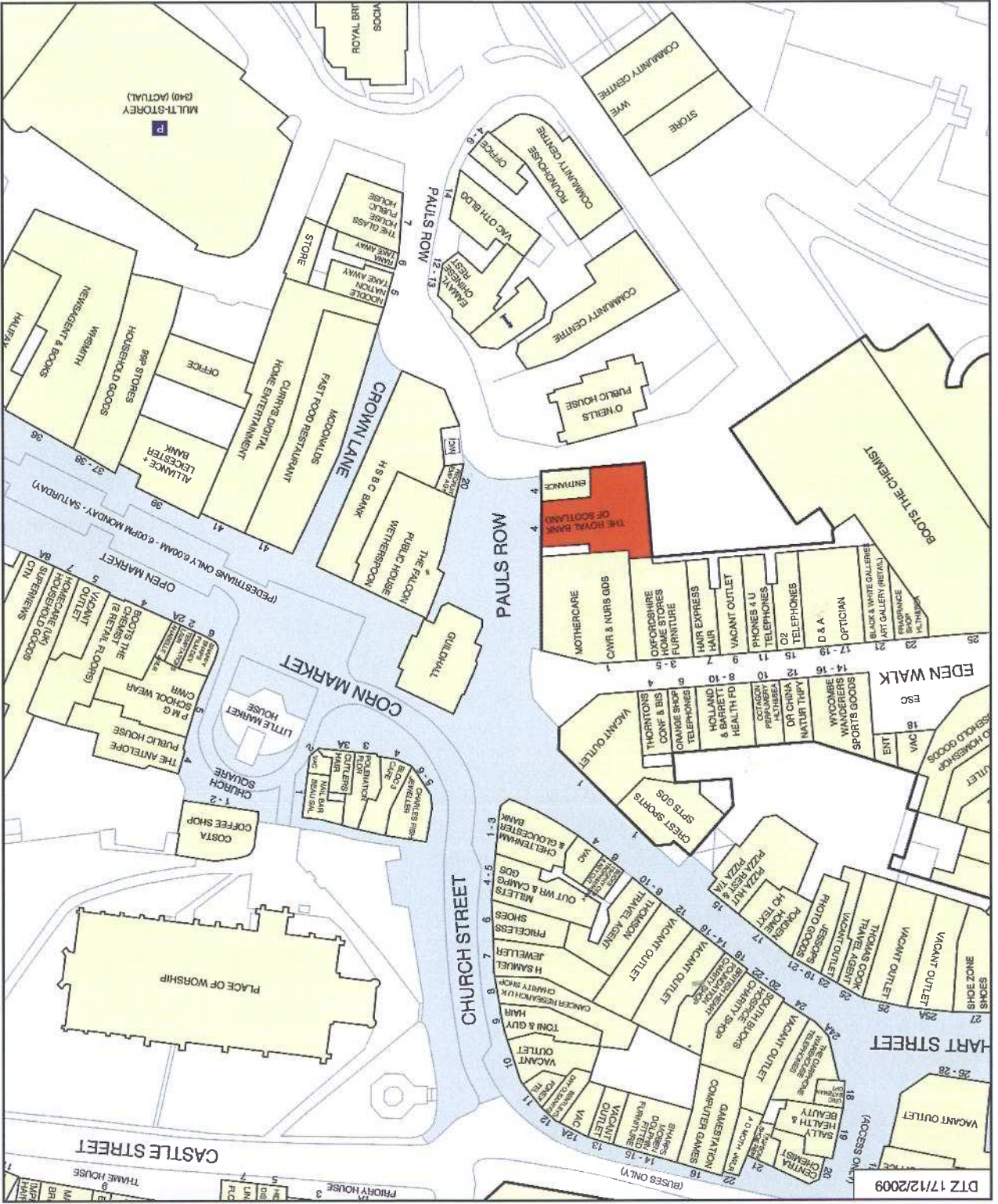
Tel: 020 7757 6626
Fax: 020 3296 3100

DTZ, 125 Old Broad Street, London, EC2N 2BQ.



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1,043 sq ft (96.94 sq m)



MISREPRESENTATION CLAUSES

DTZ (and their Joint Agents where applicable) for themselves and for the vendors or lessor of this property for whom they act, give notice that:

- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- ii) DTZ cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- iii) rents quoted in these particulars may be subject to VAT in addition;
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- v) the reference to any plan, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements;
- vi) no employee of DTZ (and its subsidiaries where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

82 This is how energy efficient the building is.

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m²): 96

Building complexity (NOS level): 4

Building emission rate (kgCO₂/m²): 47.9

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

84 If typical of the existing stock