

Property Particulars

**RENT FROM
£5 PER SQ FT**

TO LET OR FOR SALE MODERN TOWN CENTRE OFFICE SUITES

745 sq ft (69 sq m) to 2295 sq ft (213 sq m)



**1 BUCKINGHAM PLACE
BELLFIELD ROAD
HIGH WYCOMBE
HP13 5HW**

LOCATION

Situated to the west of, and within a quarter of a mile of High Wycombe Town Centre, close to all amenities and services and the new Eden Shopping Centre. The property occupies a prominent position with frontage to the A40 Oxford Road. Vehicular access is to the rear via Bellfield Road.

VISIT OUR WEBSITE : www.brownandmerrycommercial.com

~ 1 Buckingham Place, Bellfield Road , High Wycombe, HP13 5HW ~

DESCRIPTION

Modern open plan suites in a purpose built office building approximately 18 years old, built to a good specification providing accommodation on ground and two upper floors.

FEATURES

- Carpet tiles throughout
- Suspended ceiling
- New kitchenette
- Category II lighting
- Air cooling unit
- Louvre drapes
- Gas fired central heating
- Raised access flooring/boxes
- Shared male and female WC's
- Disabled WC
- Private car spaces
- Double glazing

ACCOMMODATION

Ground Floor - Shared entrance Lobby
Offices - 765 sq.ft. (71 sq.m.)

First Floor - Landing with WC
Offices - 745 sq ft (69 sq m)

Second Floor - Landing with WC
Offices - 785 sq ft (72 sq m)

LEASE New effectively full repairing and insuring leases for terms by arrangement to be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT From £5 per sq ft per annum exclusive in the first year, subject to contract, plus service charge.

PRICE £325,000, subject to contract.

RATES

The Valuation Office website indicates the following 2010 Rateable Values :-

Ground Floor: £9,100
First Floor: £8,800
Second Floor: £7,000

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

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

VIEWING Strictly by prior appointment through joint agents

Duncan Bailey Kennedy
01494 450951

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.

Ref: Buckingham Place/O. 165