



**Offices,  
Suite 4, 8 High Street  
Wendover  
Bucks  
HP22 6EA**

**£385 Per Calendar Month**

- A first floor office suite
- Available immediately
- Located on Wendover High Street
- Access is from Back Street to the rear of the building
- There is a public car park nearby
- Short walk to mainline railway station

## LOCATION

The building is right in the centre of Wendover. Access is via a courtyard to the rear off Back Street. There is no parking but the public car park is a few hundred yards away.

## ACCOMODATION

The room is on the first floor and is approximately 117 sq ft.. the large window is double glazed. There is a storage heater and a period fireplace. It has been recently re-carpeted and decorated. The room is furnished with two desks, an operators chair and two visitors chairs. Shared cloakrooms and a small kitchen.

## TERMS

A licence is available for one year or

longer with three months notice to terminate on either side.

The licence payment is charged three months in advance. A deposit of three months will be required.

The licence payment is inclusive of electricity, heating, building insurance, repairs and common part cleaning. The rateable value is too low for rates to be payable by an occupier under current legislation.

Just fit your phone and broadband and off you go.

## PAYMENT

A licence payment of £385 per month is payable.

## EPC

The commercial EPC rating for this property is 56 C

## Directions

The Property is on the first floor of 8 High Street with access from Back Street. 8 High Street is opposite the Red Lion.



## Viewing and Contact Details



### Christopher Pallet

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Christopher Pallet

Professional advice since 1973