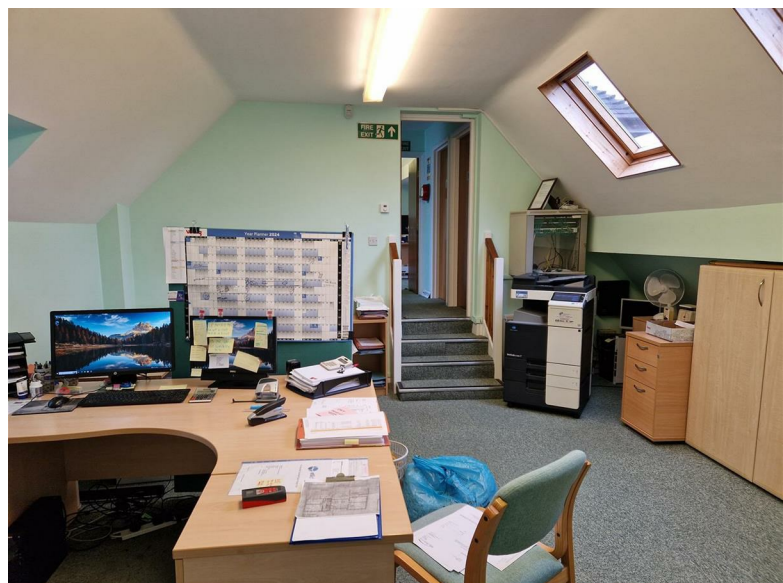
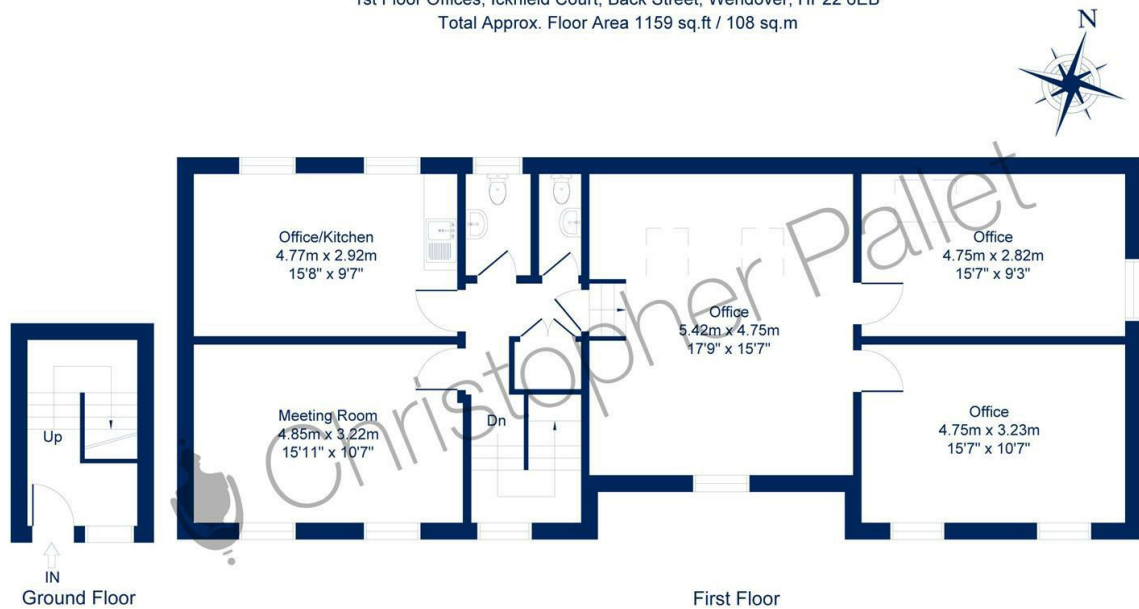




**Offices, Icknield Court Back Street, Wendover, Buckinghamshire, HP22 6EB**  
**Commercial Let - £15,500 Per Annum per annum**



**Christopher Pallet**  
 Professional advice since 1973



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

This is a self contained Office Suite ( Use Class E) of 915 square feet situated in the heart of Wendover. The suite comprises the whole of the first floor of a modern brick and tile building with pleasant elevations dating from the mid 1980s. It includes parking for two cars. The windows are double glazed and there is gas central heating.

The offices would be ideal for professional user. A firm of Accountants have occupied them for many years. They are now consolidating into a nearby office but they have been successful in this location attracting many passing clients.

The existing furniture is available to an incoming tenant and no extra cost if required.

Wendover is a small town Chiltern Foot Town with a picturesque centre. It has proven a "kind " location for a number of businesses over the years, several of which have expanded significantly. There is a good selection of local shops for staff shopping requirements. A regular service runs from Wendover Station to London Marylebone (48 Minutes) and to the County town of Aylesbury (5 miles).

#### ACCOMMODATION

On the Ground Floor glazed entrance door with glazed side panel and entry phone into hall. Easy staircase to First Floor Landing. with male and female cloakrooms off. There are five offices of 169; 150; 304 (of which 51 is in the eaves);145 and 166 sq. ft.

All rooms have radiators and double glazing.

There are two parking spaces with access via shared entrance gates with an entry code.

#### LEASE DETAILS

A new lease is available on a full repairing and insuring basis for a minimum of five years and preferably ten years with a review at five years.. The Rent is £15,500 per annum exclusive.

#### RATES

The Rateable Value is £10,250. Currently small businesses with one outlet are exempt from rates where the rateable value is under £12000. If this legislation changes the rates are the occupiers responsibility.

#### EPC

The EPC is C

#### VIEWING

The current tenants remain in occupation pending finding new tenants. Therefore viewing have to be arranged via the incumbents and 48 hours notice will be required. The property is being dealt with by CJ Pallet FRICS and all enquires should be addressed to him:01296 625008

#### NOTES

1. Subject to contract
2. All rents are quoted exclusive of VAT

## Directions

The Offices are in Back Street which runs parallel to the north side of Wendover High Street.

**Christopher Pallet  
Professional Services**  
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