

Tel: 01844 261121
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FIELDS

commercial property
land and new homes

To Let

8/8A Summerleys Road, Princes Risborough, HP27 9DT



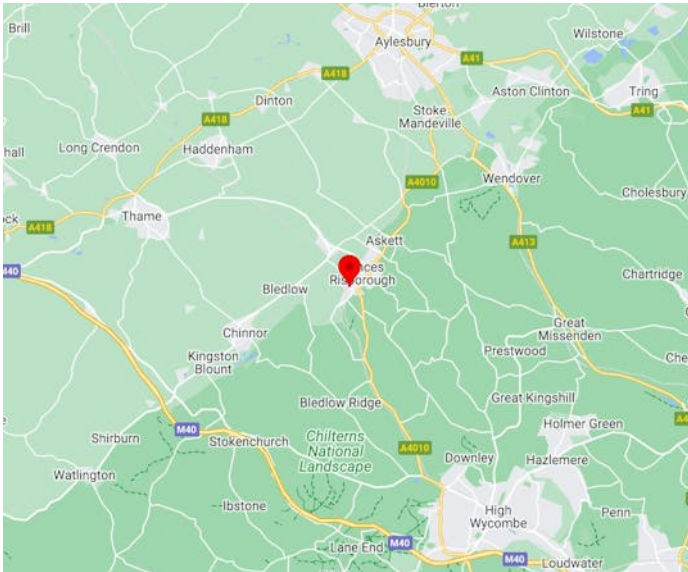
Modern Self-Contained Offices 1,090 Sq Ft With Parking, Within Walking Distance Of The Station

Size: 1,090 Sq Ft
Rent: £13,000 Per Annum

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Office suite of approx. 1090 sq ft NIA.
- 5 parking spaces
- Walking distance to main line station
- Gas heating
- Kitchen and 2 W/Cs

EPC - D (80)

Location

Located a short walk from the train station. Princes Risborough is midway between Thame, Aylesbury and High Wycombe. Access to the M40 is located at junction 6, approx. 7 miles away.

Description

Modern self-contained office premises in an excellent location within walking distance of the Chiltern main line railway station.

The offices are arranged over ground and first floors, and have the benefit of gas central heating, fully carpeted and fluorescent strip lighting and 2 W/Cs, and 5 allocated parking spaces within a private car park.

The ground floor measures approximately 700 Sq ft comprising a large main office, kitchen area and a rear office with access to the car park to the rear.

The first floor measures approximately 390 Sq ft comprising 3 offices, 1 larger office overlooking Summerleys Road and 2 smaller offices to the rear of the property.

Rates

The property lies within the rating area of Wycombe District Council, according to which the rateable value is as follows:

Rateable value - £8,800

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

A new lease available

RENTAL: £13,000 per annum

Viewing

Strictly by appointment with the agent.

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