

MODERN FIRST FLOOR OFFICE SUITE - TO LET



2,056Sq.Ft. (191Sq.M.) approx. N.I.A.

1st Floor Keystone House

Boundary Road

Loudwater

High Wycombe

HP10 9PN

kemptoncarr.co.uk | High Wycombe office 01494 341530



Location

Situated in Knaves Beech Business adjacent to Junction 3 of the M40 Motorway. Access to the M25 is a 20-minute drive with Heathrow Airport being a 35-minute drive. The town centre and its amenities is only a short drive from the offices.

Description

The property consists of a self-contained two storey office building with the available accommodation being at first floor level comprising of 2,056 sq ft open plan space with kitchen and toilet facilities.

Accommodation

	Sq. Ft.	M2
First Floor	2,056	191

Approx net internal area (NIA)

Terms

Rent: £14.00 psf per annum exclusive

The rent is exclusive of business rates, service charge (anticipated budget £1,070 pa), insurance (£590 pa) and utilities, and will be subject to VAT.

The suite is available on a new lease for a term by arrangement direct from the landlord. Available from 18th January 2023.

Business rates

The billing authority is Buckinghamshire Council

Rateable value: £27,500

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs. The property IS elected to pay VAT.

Amenities

- Modern Open Plan Suite
- Recessed LED Lighting
- Comfort Cooling
- Kitchen Facilities
- Toilet Facilities
- 5 Car Parking Spaces

Energy Performance Rating

C-55



Viewing and further information

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PROPERTY CONSULTANTS