



Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

**2a DESBOROUGH AVENUE
HIGH WYCOMBE
BUCKS HP11 2RS**

OFFICE TO LET

**Suitable for other Class E uses such as offices/education/religious/medical/charity
Subject to Planning**



**Property Close to High Wycombe Town Centre
with Car Parking Spaces to the Rear and Front of the Property**

2,161 sq.ft. (200.7 sq.m) Approximate Net Internal Area

LOCATION - The property is situated in a prominent position fronting Desborough Avenue, approximately half a mile to the west of High Wycombe town centre. Junction 4 of the M40 is approximately 1.5 miles distance.

DESCRIPTION - The property comprises a two-storey detached building, which currently provides a mixture of cellular and open plan accommodation. The property has the benefit of car parking to the front and rear and E Class planning consent.



ACCOMMODATION

Ground Floor - 1,007 sq.ft.
First Floor - 1,154 sq.ft.

Total Approximate Net Internal Area – 2,161 sq.ft. (200.7 sq.m)

Please note, this information has been compiled from floor areas supplied to us.

FEATURES:-

- Car Parking at the front and rear
- Fluorescent lighting
- Carpet tiles
- Kitchen and breakout areas
- Male and female, and disabled WC's
- Shower facilities

TERMS - The property is available on a Full Repairing and Insuring Lease for a term to be agreed.

RENT - £17,500 plus VAT per annum, exclusive of Business Rates and all other outgoings.

RATEABLE VALUE – The Valuation Office website indicates an April 2023 Rateable Value of £10,500 for Ground Floor and £9,000 for First Floor. Rate in the £ for 2023/24 is 49.9 pence.

ENERGY PERFORMANCE RATING: The EPC rating for this property is E-124.

LEGAL COSTS – Each party to bear their own legal costs involved in the transaction.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
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