



Commercial Property Consultants

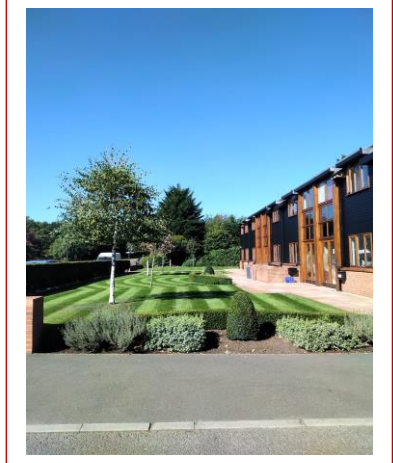
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

**High Specification Office Building
Set in an Attractive Gated Courtyard Development
In a Pleasant Village Environment**

**Good Communication Links to the M40 and M25 Motorways,
High Wycombe, Amersham and Beaconsfield**

**M3, MOSQUITO STUDIOS
DE HAVILLAND COURT
PENN STREET, AMERSHAM
BUCKS HP7 0PX**



**1,450SQ. FT. (134.5SQ. M.) to 2,930 SQ.FT. (272 SQ.M.) Approx Net Internal Area –
Available as a whole or floor by floor basis**

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy, Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The development is situated in the centre of Penn Street overlooking the Cricket Ground, 5 miles north and east of Beaconsfield and High Wycombe respectively, and 3 miles south-west of Amersham.

Access to the national motorway network is available at Beaconsfield Junction 2 of the M40 and 5 miles to Junction 17 of the M25. Mainline rail services are available at Beaconsfield station, which serves the Chiltern Line between London Marylebone and Birmingham.



DESCRIPTION

Mosquito Studios, Rapide Studios and Comet Studios make up De Havilland Court. Mosquito Studios benefits from the following: -

- Comfort cooling
- Cat II fluorescent lighting
- Allocated car parking spaces
- High quality kitchen
- Shared WC facilities
- Breakout area
- Perimeter trunking



ACCOMMODATION (Approximate Net Internal Area):

Ground Floor - 1,450 sq.ft. **(134.5 sq.m)**
 First Floor - 1,480 sq.ft. **(137.5 sq.m)**

Total - 2,930 sq.ft. (272 sq.m.)

*Available either by floor or as a whole

TERMS – The property is available either by way of an Assignment or on a new Full Repairing and Insuring Lease direct from the Landlord.

RENT – Upon application.

CAR PARKING – Up to 10 car parking space.

ENERGY PERFORMANCE RATING: C - 51.

VIEWING - By appointment with the Sole Agents: -

Duncan Bailey Kennedy

FAO: Adrian Dolan

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*The internal photos are indicative and prior to the tenant’s occupation.

