

MODERN OFFICES TO LET



From **2,015**sq.ft. – **4,071**Sq.Ft. approx. N.I.A.

Ground & First Floors, 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 is a modern two storey office building. The ground floor suite accessed both from common entrance, or by private entrance, consists of open-plan accommodation, private WC's and coffee station. The first-floor suite, accessed via common entrance, consists of open-plan accommodation, which has high quality partitioning within to create various meeting rooms, and private coffee station. WC facilities can be found to the first-floor landing.

Excellent parking is provided to the rear for 12 spaces (5 for ground floor and 7 for first floor).

Accommodation

	Sq. Ft.	M2
Ground Floor	2,015	187
First Floor	2,056	191
TOTAL	4,071	378

Approx net internal area (NIA)

Amenities

- Modern Open Plan Suites
- Recessed LED Lighting
- Comfort Cooling
- Kitchen Facilities on both floors
- Toilet Facilities on both floors
- DDA compliant cubicle on ground floor
- 12 Car Parking Spaces

Terms

Rent: £14.00 psf per annum exclusive

The rent is exclusive of business rates, service charge, insurance and utilities, and will be subject to VAT.

SC for the respective floors is circa £1,100 per annum, Insurance is approx. £1,000 per annum for each floor.

The suites are available on a new lease for a term by arrangement direct from the landlord. They can be let together or as separate floors.

Business rates

The billing authority is Buckinghamshire Council

Rateable values:

Ground Floor – TBC
First Floor - £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.

Energy Performance Rating

Ground Floor: Awaiting assessment
First Floor: C-5

Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

