



## Self-Contained Office Building

### Unit M

Bourne End Business Park, Cores End  
Road, Bourne End, SL8 5AS

Office

## TO LET / FOR SALE

**1,596 sq ft**  
(148.27 sq m)

- Modern building
- Ground and first floor office
- 6 allocated car parking
- EPC B (31)
- Air conditioning

# Unit M, Bourne End Business Park, Cores End Road, Bourne End, SL8 5AS

## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 1,596 sq ft       |
| Rent           | £40,000 per annum |
| Price          | £515,000          |
| Business Rates | Upon Enquiry      |
| EPC Rating     | B (31)            |

## Description

Unit M is a self-contained use class E property that comprises a ground and first-floor offices. The ground floor benefits from a reception area, one meeting room, a kitchenette and an open area which can accommodate approximately 6 working stations. There are suspended ceilings with CAT II lighting and an air conditioning unit. One WC is located in the corridor outside the ground-floor suite. The first floor has a meeting room, a small partitioned office, and a kitchenette, with the remaining space being open plan. The first floor has floor boxes and spotlights.

## Location

Bourne End is a village located to the south of Buckinghamshire. Strategically positioned amongst busy road networks, with the M40 being a 20-minute drive and the M4 a 15-minute drive via the A404. The high street is less than a 5-minute walk with a mixture of retailers such as Costa Coffee, Bourne End Pharmacy, co-op, and Tesco Express.

## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 786   | 73.02  |
| 1st    | 810   | 75.25  |
| Total  | 1,596 | 148.27 |

## Viewings

By arrangement with the agent.

## Terms

Available to let or freehold.

## Business Rates

The tenant will be responsible for paying business rates directly to the local authority.

## Legal Costs

Each party will be responsible for paying their own legal costs.

## VAT

All figures exclude VAT which may be chargeable.



## Viewing & Further Information



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