

Stephen Oakley & Co

Incorporating Howkins & Healy

ESTATE AGENTS • SURVEYORS • VALUERS • PROPERTY MANAGERS & CONSULTANTS

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OFFICE ROOM 5 OLNEY HOUSE 17 HIGH STREET OLNEY BUCKS MK46 4EB



RENT: £450.00 PER CALENDAR MONTH



Stephen Oakley & Co for themselves and the Vendors of this property whose agents they are give notice that:-

1. The particulars are set out as a general guide only and do not constitute part of a contract or offer.
2. All descriptions and references are made in good faith but all intending purchasers must satisfy themselves by inspection of their correctness.
3. No person in the employment of Stephen Oakley & Co has any authority to make or give any representation or warranty whatever in relation to this property.
4. All offers for the property are made through Stephen Oakley & Co.

The Guild of
Master Craftsmen



Certificate of
Quality & Service



WE ARE DELIGHTED TO OFFER THIS SPACIOUS FIRST FLOOR OFFICE SITUATED IN ONE OF THE TOWN'S MOST HISTORIC PROMINENT BUILDINGS, FRONTING ON TO THE HIGH STREET, WITHIN CLOSE PROXIMITY TO ALL THE LOCAL SERVICE PROVIDERS.

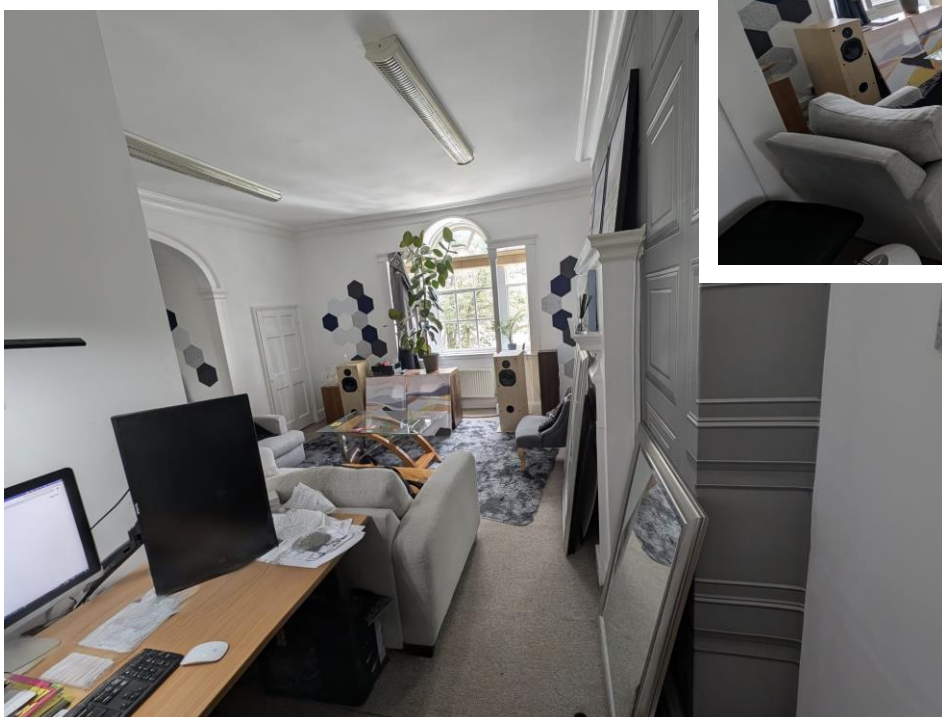
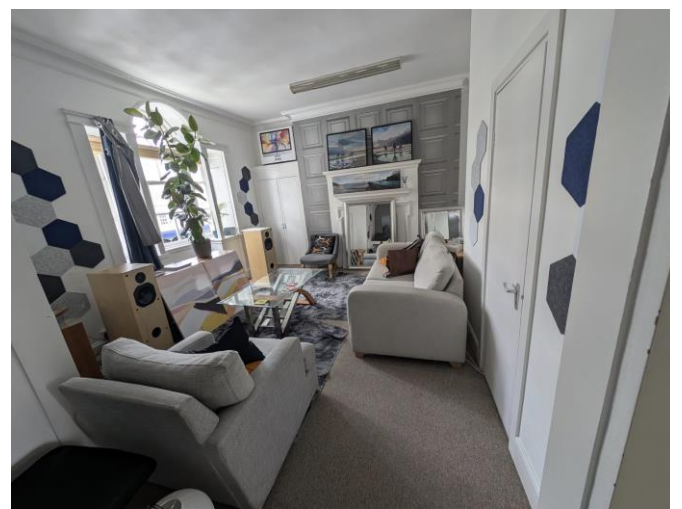
ACCESS IS VIA A SECURE DOOR AT 17 HIGH STREET. THE OFFICE ROOM BENEFITS FROM SHARED WC AND KITCHEN FACILITIES. UNRESTRICTED PARKING IS AVAILABLE WITHIN THE HIGH STREET.

Approximately 400 sq ft maximum

This spacious room features a large bay incorporating an attractive period window overlooking the High Street to the front.

Other features include a high ceiling and period fireplace.

The room benefits from an additional small office accessed from within the main room, and two storage cupboards.





RENTAL TERMS:

Rental terms are negotiable. Minimum 12 month agreement. Inclusive of electric, gas, and water.

DEPOSIT:

Equal to one month's rent. Rent to be paid monthly in advance.

BUSINESS RATES:

If applicable, would be the responsibility of the tenant.

AGENT'S NOTE:

Whilst we endeavour to make our property particulars accurate and reliable including all measurements, we must inform you that as estate agents we have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

The purchaser is advised to obtain verification from their solicitor or surveyor to their own satisfaction.

***ALL VIEWINGS STRICTLY BY APPOINTMENT VIA
STEPHEN OAKLEY & CO 01234 711800***