



## PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



### OFFICES WITH PARKING TO LET 750sf (70sm)

Unit 3 Abbey Barn Business Centre,  
Abbey Barn Lane, Flackwell Heath,  
Bucks HP10 9QQ

**LOCATION** – The property is located within a private complex including 5, self contained converted barn office buildings.

Abbey Barn Business Centre is situated less than 2 miles from High Wycombe town centre and 3 miles from Marlow. Both towns provide train stations serving the Chiltern Line and First Great Western Line respectively.

Also, less than 2 miles are junctions 3 and 4 of the M40 motorway, providing access to Heathrow Airport, the M25 and the national motorway network.

Wycombe Retail Park is ½ mile away providing fast food and convenience food outlets, as well as other retail units.

- 4 car spaces (plus shared overflow available).
- Vaulted Ceilings with exposed beams.
- WC and Kitchen facilities.
- Gated Access with 24hr CCTV.



What3Words Location: [///tube.ranged.moon](https://www.what3words.com/?w3w=///tube.ranged.moon)



## DESCRIPTION

The barn is all ground floor, mainly open plan with an adjoining meeting/board room.

## LEASE

A new lease is available on terms to be agreed.

**RENT** – £18,875 per annum exclusive plus VAT.

In addition, the tenant will pay a contribution to the upkeep and maintenance of the landscaping and common areas.

**BUSINESS RATES** – The Rateable Value in the 2026 Rating List is £15,750. For details of rates payable please contact the billing authority Buckinghamshire Council 0300 131 6000.

**EPC** – D(76)

## VIEWING

Viewing strictly by appointment through the sole agents:

## PMCD

01494 683 644 – [www.pmcd.co.uk](http://www.pmcd.co.uk)

March 2026



NICK BALL  
nick@pmcd.co.uk  
01494 683 644 - Beaconsfield

39 Windsor End, Beaconsfield, HP9 2JN

PHILIP MARSH  
COLLINS DEUNG



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