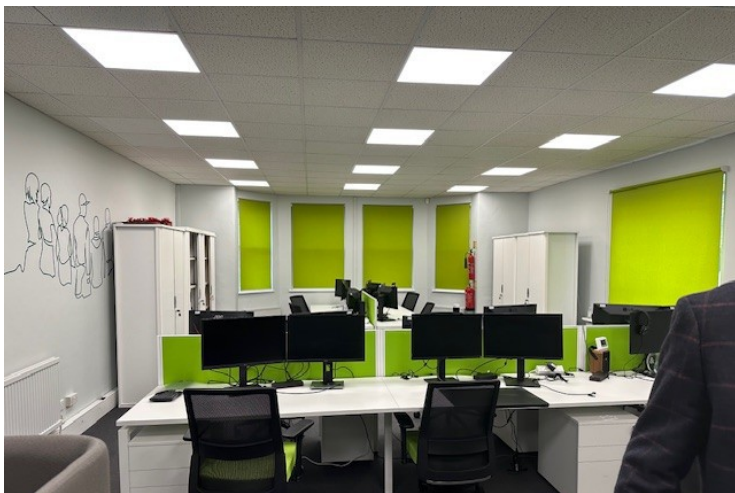


TO LET

5,807 Sq.Ft. (539.47 Sq.M.)



21-25 Amersham Hill, High Wycombe, Buckinghamshire, HP13 6NU

TOWN CENTRE PERIOD OFFICES

- A Mixture Of Cellular & Open Plan Space
- Modern Decoration
- Ample Natural Light
- Approx 29 Car Parking Spaces
- Walking Distance Of Train Station



High Wycombe
01494 341530

21-25 AMERSHAM HILL, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6NU

Location & Description

The property is located within the centre of High Wycombe. J4 M40 is approx 1 mile to the south of the property, which is also the junction to access the A404, that connects to J9b of the M4. The property is within walking distance of the town centre shopping facilities, to include the Eden Shopping Centre, with multiple national and independent retailers and restaurant operators. As well as the Main Line Railway Station, providing services to London Marylebone.

No 21 comprises 2 x 2 bed self-contained flats on basement and ground floors and office accommodation at first and second floors, interlinking through to No. 23/25. No. 23 & 25 provides for office accommodation at basement, ground and upper floors.

Internally the accommodation is interlinked with open plan and cellular workspace. The basement comprises boardroom, WCs and kitchenette. The building benefits from wall and ceiling mounted air conditioning units and gas fired central heating.

Externally there is car parking for approx 29 car spaces.

Accommodation

	Sq.Ft.	Sq.M.
21 Amersham Hill	1,295	120.31
23-25 Amersham Hill	4,512	419.16
TOTAL	5,807	539.47

Rent / Terms

£18.50psf. The rent is exclusive of business rates, insurance and utilities, and is not subject to VAT.

Available on a new lease, direct from the landlord on a term to be agreed by negotiation.

Each party to bear their own professional and legal costs incurred throughout the legal process.

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds before the sale can progress.

Business Rates

The billing authority is Buckinghamshire Council. Adopted Rateable Value effective from April 2023: £58,000

We suggest the amount and the actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

VAT

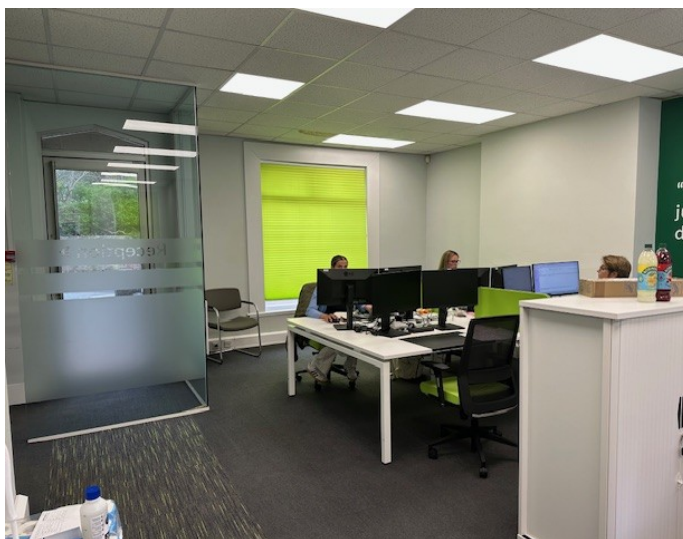
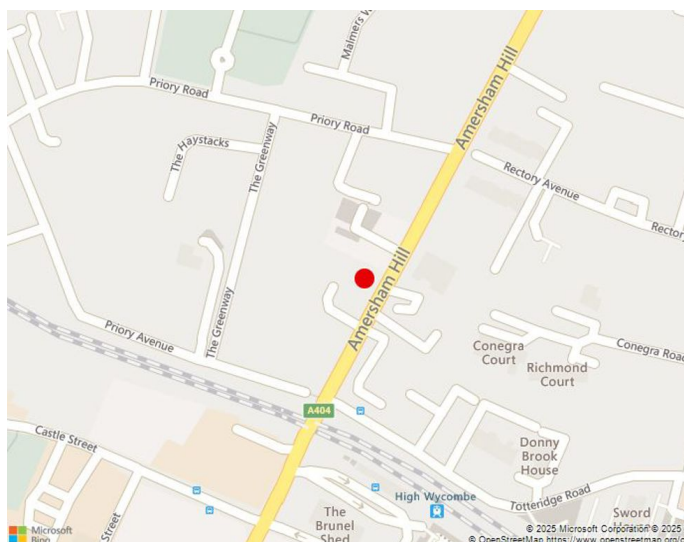
It is understood the property is NOT elected to pay VAT.

Energy Performance Rating

D-99

Viewing Arrangements:

Please contact sole agents for further information.



Mitchell Brooks
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Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Kempton Carr Croft has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Kempton Carr Croft have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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