



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES WITH PARKING TO LET

2,169sf (202sm)

Unit 2 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.

- 8 car spaces (plus shared overflow available).
- Air conditioning throughout.
- WC and Kitchen facilities.
- Gated Access with 24hr CCTV.



What3Words Location: [///tried.rested.longer](#)



DESCRIPTION

The barn provides open plan office accommodation on the ground floor and two rooms on the first, a large open plan office and a Board/meeting room. The kitchen/break out area and male and female wc's are at ground floor level.

LEASE

A new lease is available on terms to be agreed.

RENT – £49,750 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 £49,500. For details of rates payable please contact the billing authority Buckinghamshire Council 0300 131 6000.

EPC – B(33)

VIEWING

Viewing strictly by appointment through the sole agents:

PMCD

01494 683 644 – www.pmcd.co.uk

June 2026



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