



AITCHISON RAFFETY



- Town Centre location
- Carpeted Suite
- Shared use of Kitchen/ Wc's
- Inclusive Rent
- Available immediately
- Should qualify for small business rates relief
- Would suit a number of different uses

Connor Harrington
Connor.Harrington@argroup.co.uk
07811 804967

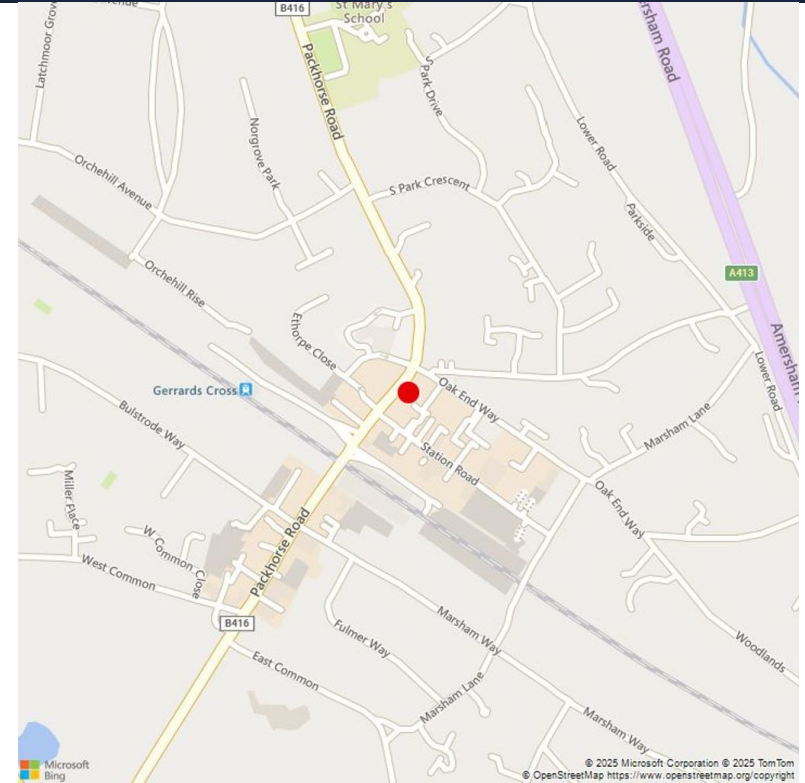
2nd Floor Rear Suite, 62 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8EF

Town Centre Office

Approx. 138 Sq Ft (12.82 Sq M)

To Let

2nd Floor Rear Suite, 62 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8EF



Description

Second Floor Office Suite in the heart of Gerrards Cross. The Suite benefits from an open plan area with a storage cupboard to the rear. The suite is carpeted and benefits from an entryphone system to the front door. Part of a multi-let office accommodation with shared use of kitchen and w/c facilities.

The common parts of the property have recently been refurbished and present to a good standard throughout. The available office suite would suit a number of different uses or new start ups. The suite benefits from an inclusive rent which includes electric, use of water, and waste collection. Tenant responsible for business rates and own telecoms.

Location

Situated directly on Packhorse Road, the main high street of Gerrards Cross. This town centre office is located on the 2nd floor above the Barnardo's charity shop. Located within a multi-let office space amongst uses such as office, medical and beauty/ aesthetics.

Floor Area

| | | |
|-------------------|------------------|-------------------|
| Second Floor Rear | 138 Sq Ft | 12.82 Sq M |
| Total | 138 Sq Ft | 12.82 Sq M |

Rent

£5,500 per annum inclusive

Terms

Available by way of a new lease on terms to be negotiated.

Business Rates

According to the VOA website the rating assessment is £1,425 and tenants should therefore be able to claim 100% rates relief subject to terms and conditions.

VAT

This property is subject to VAT.

Energy Performance Rating

D 92

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

By appointment via sole agents -
Aitchison Raffety Connor
Harrington 01494 480 870,
connor.harrington@argroup.co.uk



www.argroup.co.uk



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/ratable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.