



- Self contained offices
- Parking for 26 cars
- Within 2 miles of M40 (J1)
- Double glazed windows
- Passenger lift
- Opposite Pinewood Studios
- On site of approx 0.30 acres
- Would suit a variety of uses
- Available early 2025

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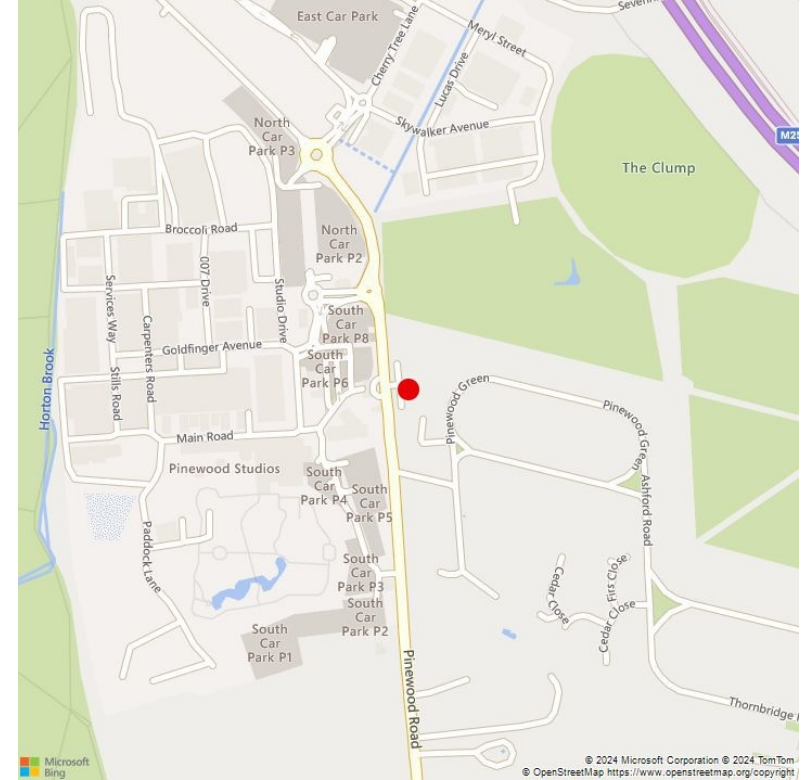
**Pinewood Mews, Bond Close, Iver, Buckinghamshire, SL0 0NA**

**Self contained offices opposite Pinewood Studios.**

**Approx. 5,617 Sq Ft (521.82 Sq M)**

**To Let**

# Pinewood Mews, Bond Close, Iver, Buckinghamshire, SL0 0NA



## Description

Three storey detached office building with 26 car parking spaces. The offices have been fitted to a good standard with LED lighting, double glazed windows and air conditioning. The property is located in a predominantly residential area directly opposite Pinewood Studios. The space would suit a number of different uses such as children's day nursery, medical, film production and office uses.

## Location

Located in the civil parish of Iver, approximately six miles from Slough and 17 miles from Central London. The property benefits from excellent communications via road being within 2 miles of the M40 (J1), 4 miles from the M4 (J5) with the M25 accessible thereafter.

## Floor Area

Ground Floor	1,412 Sq Ft	131.17 Sq M
First Floor	2,283 Sq Ft	212.09 Sq M
Second Floor	1,922 Sq Ft	178.55 Sq M
<b>Total</b>	<b>5,617 Sq Ft</b>	<b>521.82 Sq M</b>

## Rent

£155,000 per annum exclusive

## Terms

Available by way of a new full repairing and insuring lease. The property is available to let as a whole, however our clients may look to sell the freehold interest on an unconditional basis.

## Business Rates

The current rateable value is £63,000 pa.

## VAT

This property is subject to VAT.

## Energy Performance Rating

C 63

## Service Charge

An estate service charge will be applicable, last year this cost was circa £1,241.

## Legal Costs

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

## Viewings

By appointment only with joint sole agents Aitchison Raffety  
 Connor Harrington 01494 480 870  
 connor.harrington@argroup.co.uk  
 or Harringtons Commercial 01494 678 333  
 wrh@harringtons-property.com



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