

NEWLY REFURBISHED THREE STOREY OFFICE



**TO
LET**

**20 St. Johns Road, Penn, High Wycombe,
Buckinghamshire, HP10 8HW**

664 - 1,586 Sq Ft (62 - 147 Sq M)

Offices

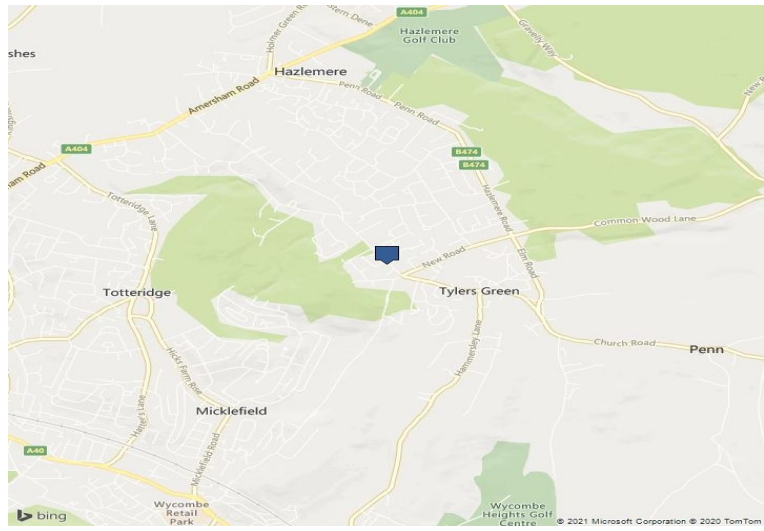
- AVAILABLE AS A WHOLE OR ON A FLOOR BY FLOOR BASIS
- SHARED ACCESS TO KITCHEN/BREAKOUT AREA, WC'S AND SEPARATE MEETING ROOM (BOOKABLE IN ADVANCE)
- AIR CONDITIONING
- UPVC DOUBLE GLAZED WINDOWS



COMMERCIAL PROPERTY SPECIALISTS

Location

The property is located in a predominantly residential area of Tyers Green on one of the link roads between Penn and the A404. Tyers Green is a small village located approximately 3 miles north of High Wycombe town centre and is situated amongst other small villages such as Hazlemere, Penn and Holmer Green.



Description:

The property comprises a three-storey office with on-site parking. The office building has been fully refurbished with air-conditioning throughout, UPVC double glazed windows, break-out areas and is in excellent condition. The property is available to let as a whole or on a floor-by-floor basis. Flexible lease terms, and on an all-inclusive basis.



Accommodation:

Description	Floor area
Ground Floor Office	814 Sq Ft (76 Sq M)
First Floor Office	664 Sq Ft (62 Sq M)
Second Floor Office	108 Sq Ft (10 Sq M)
Total	1,586 Sq Ft

Rent:

On Application

Business Rates:

Rateable Value

EPC:

C53

Tenure:

The property is available to let on flexible terms, and on an all-inclusive rental (rent, rates, service charge & utilities etc)

Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated.

Contact

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