



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES WITH PARKING TO LET

824sf (76sm)

**Unit 5 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.

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



What3Words Location: **///most.guess.upgrading**



DESCRIPTION

The barn, structurally open plan on the ground floor, has been partitioned to provide two private offices and a reception/general area with kitchenette. On the first floor is a private office/studio as well as a storage room.

ACCOMMODATION

Ground Floor – 551sf (51sm).

First Floor – 273sf (25sm) plus storage.

LEASE

A new lease is available on terms to be agreed.

RENT – £19,500 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 building currently has two Rateable Values in the 2026 Rating List, ground floor £13,250 and first floor £6,000 which will need merging. For details of rates payable please contact the billing authority Buckinghamshire Council 0300 131 6000.

EPC – D(97)

VIEWING

Viewing strictly by appointment through the sole agents:

PMCD

01494 683 644 – www.pmcd.co.uk

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