



## Unit E2 Regent Park

Summerleys Road, Princes Risborough, HP27 9LE

### **GROUND FLOOR MODERN OFFICES**

**1,518 sq ft**  
(141.03 sq m)

- Excellent Parking
- Open plan and partitioned
- LED lighting
- Comfort cooling and carpets throughout
- Furnished / Unfurnished options available

# Unit E2 Regent Park, Summerleys Road, Princes Risborough, HP27 9LE

## Summary

<b>Available Size</b>	1,518 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£18,463 per annum based on 2023 valuation
<b>Rateable Value</b>	£37,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (53)

## Description

The property is located in Regent Park on the Princes Estate which is a high spec, mixed use development consisting of both offices and industrial units.

Unit E2 currently has a mixture of both open plan and partitioned office accommodation with the benefit of comfort cooling, suspended ceilings with recessed LG7 lighting, full access raised floors, kitchenette, WC's and shower facilities. There are 5 dedicated parking spaces with the ground floor office.

The accommodation is provided in excellent condition, on a flexible lease arrangement and can also be provided furnished, if required. Ground Floor offices available.

## Location

Located on the Princes Estate in Princes Risborough, Regent Park is situated within walking distance of the town centre and a range of local amenities including gyms, nursery, coffee shops and restaurants.

Princes Risborough lies between Aylesbury and High Wycombe, both of which are approximately 8 miles distant. Chiltern Railways provide a regular service to London (Marylebone) and Birmingham (Snow Hill) from Princes Risborough railway station that is only a 5 minute walk away. Access to the national motorway network is via the M40 north bound available at Thame (junction 7) and south bound to include High Wycombe is at junction 4.

## Accommodation

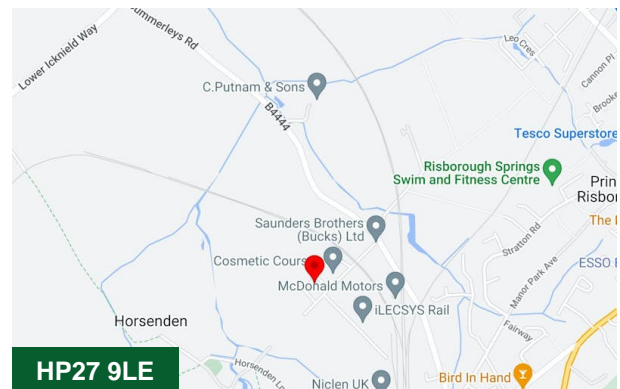
Name	sq ft	sq m	Availability
Ground - Office Suite	1,518	141.03	Under Offer
1st - Office Suite	1,558	144.74	Let
<b>Total</b>	<b>3,076</b>	<b>285.77</b>	

## Terms

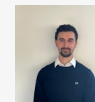
An assignment or sub-letting can be offered until 13th January 2026. Alternatively if a longer lease term is required, then potentially a new lease could be made available by the landlord.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



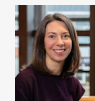
## Viewing & Further Information



### James Garvey

01494 460258 | 07471996320

jg@chandlergarvey.com



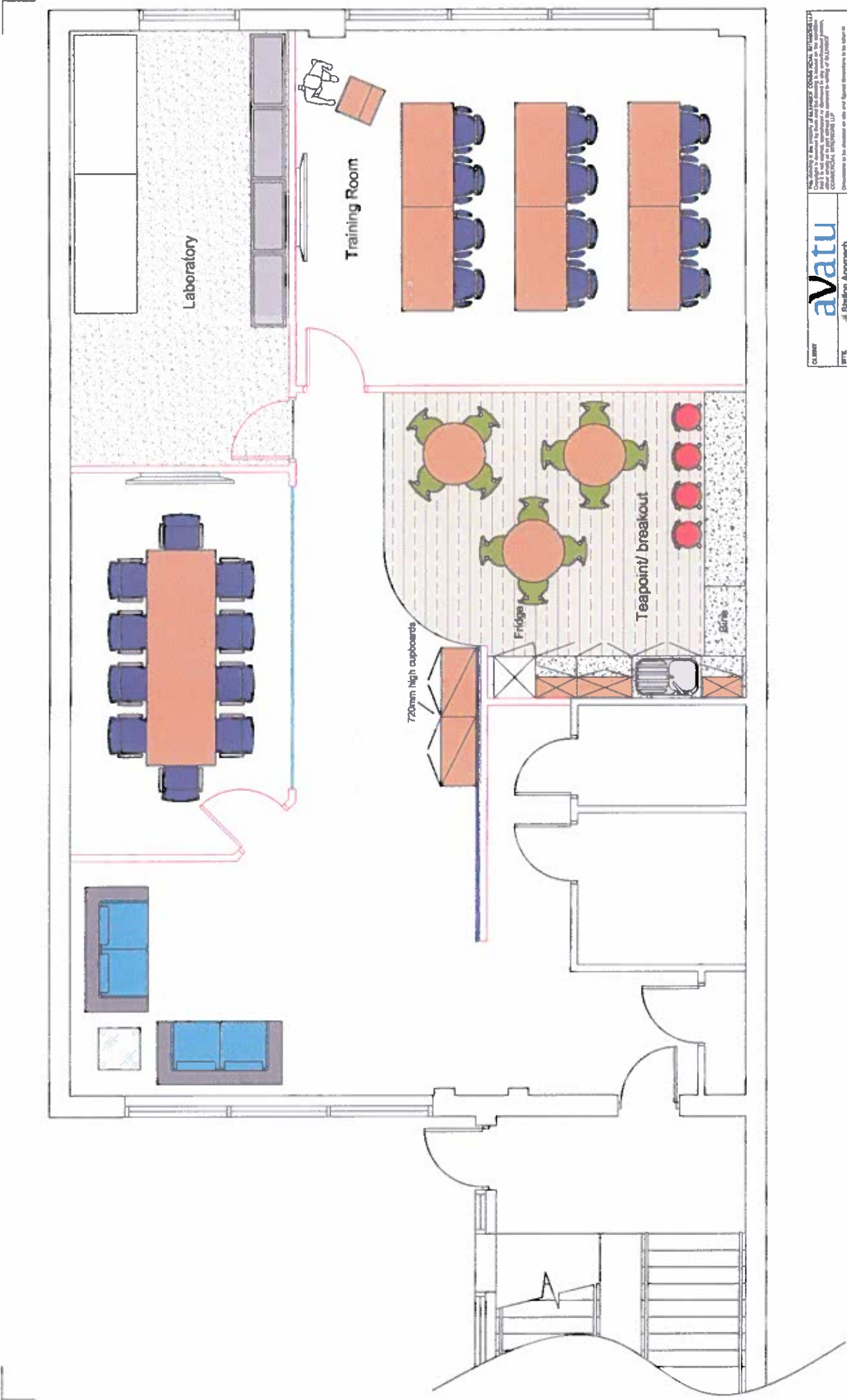
### Joanna Kearvell

07887 793030

jk@chandlergarvey.com

### Jake Allen (Bidwells)

07976 948445

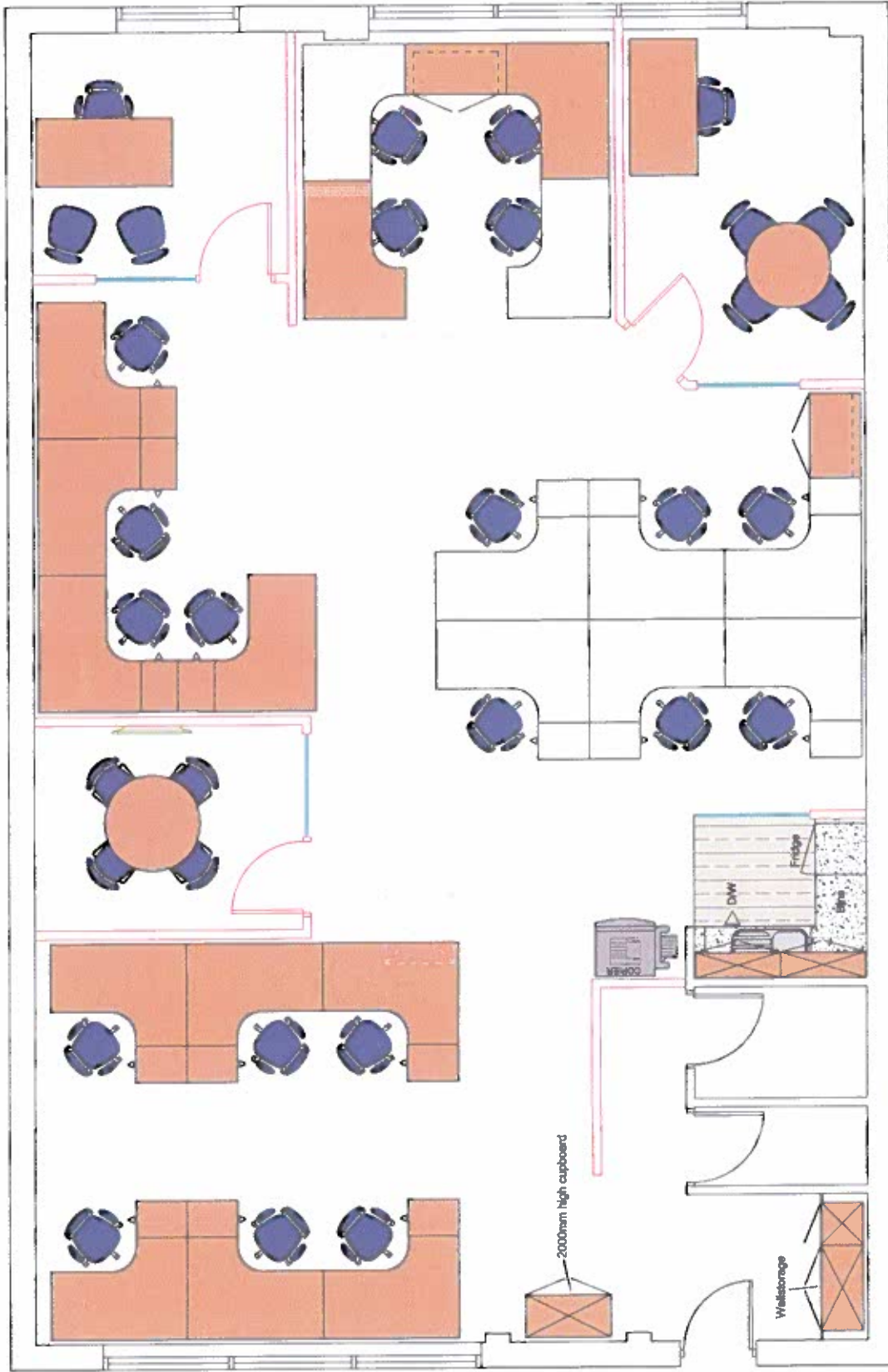


<small>         avatu is a registered company in England and Wales, registered in the Companies Register at Companies House, registered number 08428282. avatu is a registered company in England and Wales, registered in the Companies Register at Companies House, registered number 08428282.       </small>	
<b>CLIENT</b>	<b>avatu</b>
<b>PROJECT</b>	4 Station Approach Wandsworth
<b>DATE</b>	Proposed Layout - Ground Floor Rev. C
<b>SCALE</b>	1:500
<b>DATE</b>	23-08-15
<b>REVISION</b>	Drawn by: GL
	Checked by: GL
	Approved by: GL
	ABC

**Glenside**  
 Commercial Interiors LLP  
 Clarendon House  
 10 Clarendon Road, High Wycombe  
 Bucks HP11 2BN  
 Tel: 01494 529003

**P** August 2015  
 DESIGN SCHEME

**Proposed Office Layout - Ground Floor - Rev C**



No liability for accuracy of drawings. Client to verify all dimensions. Drawings are intended for use as a guide only. Drawings are not to be used for construction without the written approval of the architect. Drawings are not to be used for any other purpose without the written approval of the architect.

CLIENT	<b>avatu</b>		
WTZ	4 Station Approach	Wendover	
DATE	Proposed Layout - First Floor	Rev C	
DESIGN NO.	1736	SCALE	1:200/AS
DATE	20-05-16	DRAWN BY	GL
REVISION	A	B	C

**Glenside**  
 Commercial Interiors LLP  
 Glenside House  
 Kitchener Road, High Wycombe  
 Bucks HP11 2SW  
 Tel: 01494 529603

**P** August 2015  
**DESIGN SCHEME**

# Proposed Office Layout - First Floor - Option 1 - Rev C