



## Unit E1 Regent Park

Summerleys Road, Princes Risborough, HP27 9LE

### **HIGH QUALITY MODERN OFFICE BUILDING**

**1,529 to 3,081 sq ft**  
(142.05 to 286.23 sq m)

- Suspended ceilings, recessed lighting and raised floors
- Heating and cooling system
- 10 x car parking spaces
- Shower
- Kitchenette
- Separate side access / loading door

# Unit E1 Regent Park, Summerleys Road, Princes Risborough, HP27 9LE

## Summary

Available Size	1,529 to 3,081 sq ft
Rent	£19.50 per sq ft
Rates Payable	£16,128 per annum
Rateable Value	£31,500
Service Charge	£1.42 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	C (57)

## 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 E1 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 10 dedicated parking spaces with the office. In addition there is a separate side access loading door for any deliveries.

Whilst the preference of our client is to let the whole, they will consider options to split the accommodation.

## 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

The accommodation comprises the following areas:

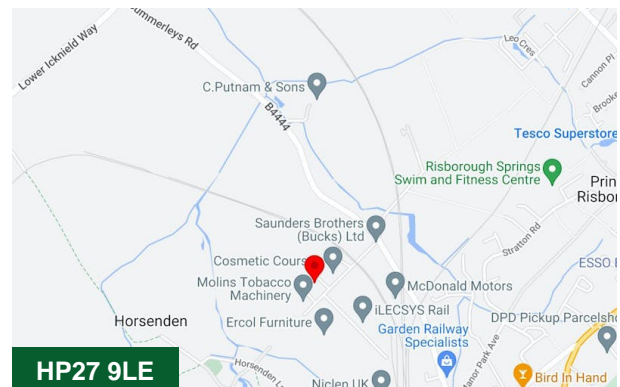
Name	sq ft	sq m
Ground - Office Suite	1,529	142.05
1st - Office Suite	1,552	144.19
<b>Total</b>	<b>3,081</b>	<b>286.24</b>

## Terms

A new lease direct from the landlord on terms to be agreed.

## Money Laundering / Identity Checks

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



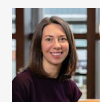
## Viewing & Further Information



### James Garvey

01494 460258 | 07471996320

jg@chandlergarvey.com



### Joanna Kearvell

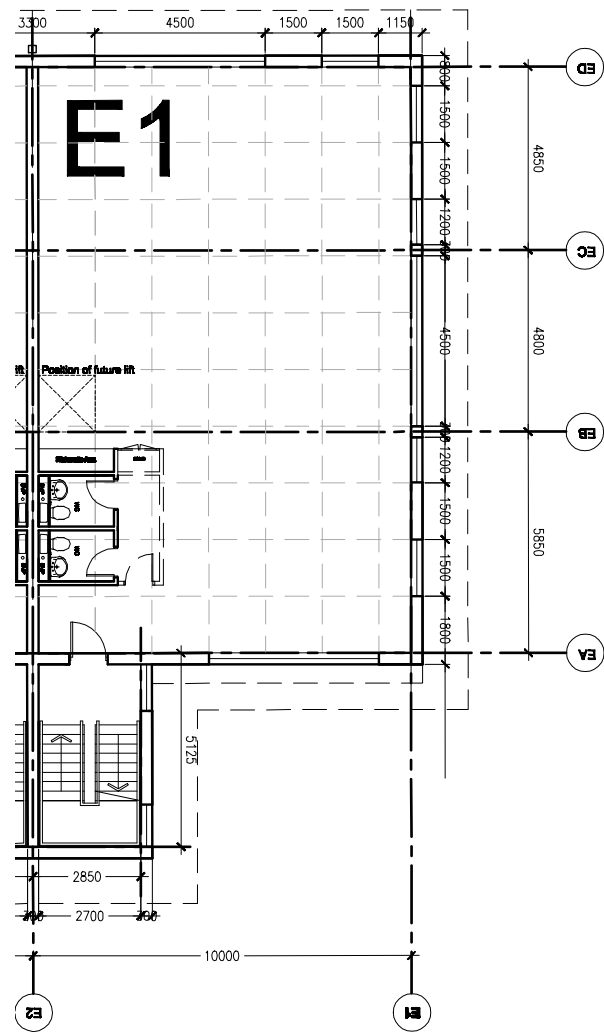
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jk@chandlergarvey.com

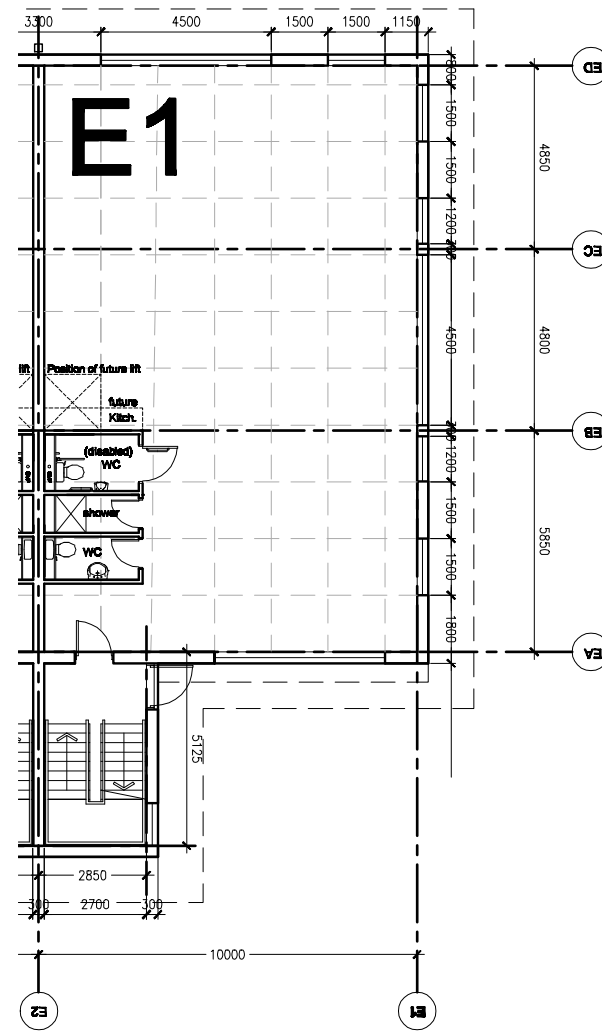
### Jake Allen (Bidwells)

07976 948445

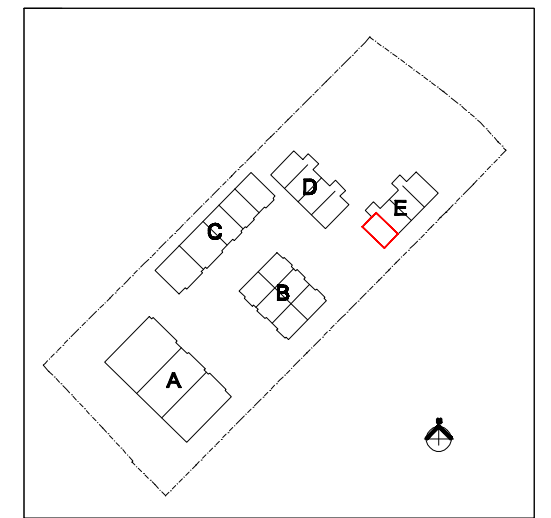
jake.allen@bidwells.co.uk



GROUND FLOOR



FIRST FLOOR



KEY PLAN

Do not scale from this drawing. Check all dimensions and areas on site

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Project:  
**Princes Risborough**  
Title:  
**Floor Plans**

Scale: 1:20@A3 1:10@A1 Drawing No: Revisor:  
Date: 2006.10.26 SK E1 - 02 / .