



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**MODERN GROUND FLOOR OFFICE
with Car Parking**

**Regency House, Mere Park,
Dedmere Road Marlow, SL7 1FJ**



815 SQ. FT. (75.7 SQ M) Approx. Net Internal Area

TO LET

LOCATION

The building is situated on Mere Park Office Village located between the Town Centre and Globe Business Park. Marlow benefits from excellent road communications being between the M4 and M40 motorways joined by the A404 Marlow.

DESCRIPTION

The premises comprise part of the ground floor of a three-storey detached office building fronting Dedmere Road. Two parking space is to be demised.

ACCOMMODATION (Approx. Net Internal Areas)

Ground Floor 815 SQ. FT. (75.7 SQ M)

TERMS

Available on a new full repairing and insuring lease, to be granted for a term to be agreed.

RENT

£15,900 per annum plus VAT.

Exclusive of all other outgoings such as business rates, insurance, service charge and utilities.

RATES

We are verbally advised that the Rateable Value for 2020/21 is £11,000. We would recommend that you check the figures with the Ratings Officer at Wycombe District Council on 01494 461000.

N.B. Small Business Relief may be applicable.

LEGAL COSTS

Each party to bear its own legal fees in this transaction.

ENERGY PERFORMANCE RATING

D-81

VIEWING - Strictly by appointment through instructed Agents:

Duncan Bailey Kennedy

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