



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
For details of all available properties visit our website

**PROPERTY PARTICULARS**

**POTENTIALLY NO  
BUSINESS RATES  
PAYABLE**

*Preliminary Particulars*

**OFFICE / STORAGE UNIT  
WITH CAR PARKING**

**JKO Building  
Unit 8, Lisle Road  
High Wycombe  
Bucks HP13 5SH**



**1,128 Sq Ft (104.79 Sq M)  
Approximate Net Internal Area**

**TO LET**

## **LOCATION**

The property is situated approximately 1/2 a mile north of High Wycombe town centre, just off Hughenden Avenue. Junction 4 of the M40 motorway is approximately two miles to the south.

## **DESCRIPTION**

A ground and first floor self-contained office building with ample parking.

## **ACCOMMODATION**

The accommodation in more detail is arranged as follows:

Ground Floor Offices - 432 sq.ft. (40 sq.m)  
First Floor Offices – 696 sq.ft. (64 sq.m)

**TOTAL - 1,128 sq.ft. (104 sq.m) approximate Net Internal Area**

## **AMENITIES**

- Car Parking
- Three Phase Electricity
- Male and Female Toilet Facilities
- Carpet Tiles
- Kitchen Facilities

## **TERMS**

The property is available To Let on a new full repairing and insuring lease, for a term to be agreed.

## **RENT**

£12,500 per annum exclusive of all other outgoings, including service charge, business rates, insurance, utilities and VAT if applicable.

## **RATES**

The Valuation Office website indicates a 2023 Ratable Value of £10,750. Rate in the £ for 2022/23 is 49.9 pence. Potentially no business rates payable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction.

## **ENERGY PERFORMANCE RATING**

The EPC rating for this property is E – 124.

**VIEWING** – By appointment with the Sole Agents:

**Duncan Bailey Kennedy**  
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Ref: JKH / 0424