



Character Office/ Unit:

180 sq ft (17 sq m)

Headlines:

- Converted unit on private Rural Estate
- Self-contained character office/ unit with parking
- Located close to Wendover
- Good access to A431 & A41



TO LET

**SHADY NOOK, NR WENDOVER,
BUCKINGHAMSHIRE HP22**

Location

Shady Nook is located on a private estate southeast of Wendover. The office unit is approximately 1.5 miles from Wendover Town Centre and has good access to A413 (less than 1 mile) and A41 (5 miles).

Description

Shady Nook offers a newly converted character ground floor office/ unit. It is situated in an attractive rural location in the grounds of a private rural estate being a former model farm dairy building. It is an attractive and stylised building of a vernacular construction.

The unit provides a self-contained office space. The unit further benefits from electrical heating, kitchenette and WC and shower facilities.

The unit benefits from parking for two vehicles.

Services

We understand that electricity is connected, along with a private borehole water system and private drainage system. These have not been tested by the Agent.

The tenant will be responsible for sourcing internet however, high speed 4G network is available.

Terms

Available by way of a new lease on terms to be agreed. A minimum deposit of three months' rent will be required.

Rent: £8,400 per annum exclusive of VAT

A service charge will be levied for the upkeep and maintenance of external areas. Water usage will be recharged by the Landlord.

Legal Costs

The Tenant will be expected to contribute to the Landlord's reasonable legal costs incurred in the preparation of the lease with a minimum fee of £500 plus VAT.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire](#).

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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	SIZE (SQ FT)	SIZE (SQ M)
Shady Nook	180	17

Additional Information

Rates

No rates are currently payable; any rates that may become payable will be the responsibility of the Tenant.

Value Added Tax

Prices outgoings and rentals are quoted exclusive of by may be liable to VAT.

EPC

Exempt

Postcode

HP22

Enquiries

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