

PARK HOUSE
PEGASUS WAY | HADDENHAM | HP17 8LB

TO LET
PRESTIGIOUS GRADE A HEADQUARTERS OFFICES

FIELDS
COMMERCIAL

chartered surveyors



Location

The property is located on Pegasus Way, Haddenham Business Park, a few minutes' walk from Haddenham and Thame Parkway Station, with direct trains to London Marylebone (approx. 40 minutes).

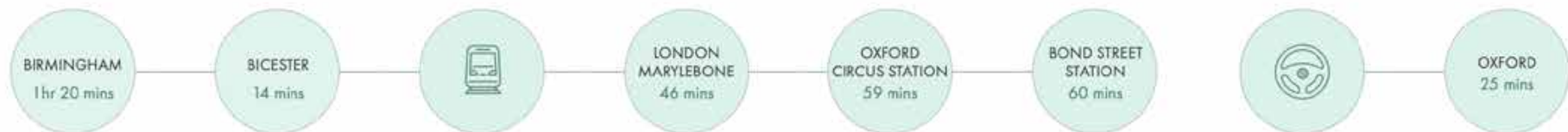
The property lies about two miles from Thame and 6.4 miles from Junction 7, and 8 miles from Junction 8 of the M40 motorway. London Luton Airport is 25 miles.

Description

Prestigious Grade A headquarters office building with availability from 5,660 Sq ft to 12,830 Sq ft with 50 car spaces, located close to the BR Station.

Suspended ceilings incorporate Cat II lighting, ceiling-mounted comfort cooling, raised access floors, Boardroom and Kitchen on second floor plus Reception area and Toilet facilities.

There are 50 on-site car parking spaces, plus an extra 20 car spaces within a short walk of the building.





Accommodation

The existing property comprises a substantial modern detached office building of approximately 12,830 sq ft (1,191.9 sq m) NIA split over ground first and second floors. The site comprises approximately 0.292 ha (0.723 acres) and is occupied by the existing office building which is set back from the road and 50 on-site car parking spaces.

The office specification can be described as follows;

- Suspended ceilings incorporating Cat II lighting
- Ceiling mounted comfort cooling
- Raised access floors with carpet tiles
- Two separate core areas
- Two lifts

Rent on Application

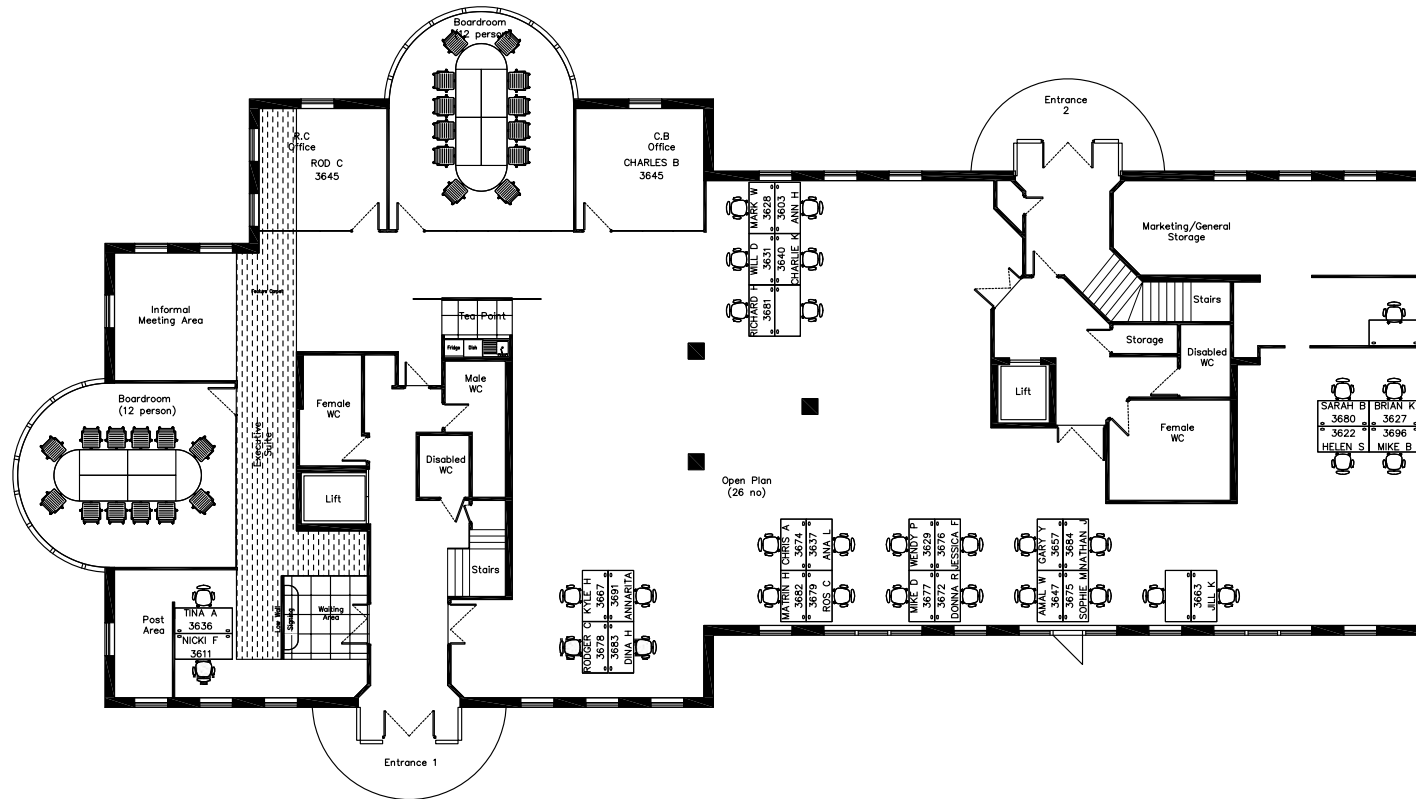
Area Schedule

NIA	Sq m	Sq ft
Ground Floor	525.8	5,660
First Floor	554.9	5,973
Second Floor	111.2	1,197
Total	1,991.9	12,830

All areas provided by the vendor.



Ground Floor



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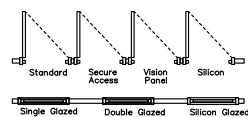
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Legend

Structure	
	Building Building Shell
	Existing Partition
	Existing Module
	New Partitioning, Doors & Glazing



AS FITTED



tda interiors south
tda
Andrews House, College Road,
Guildford, Surrey, GU1 4DB
Telephone: 01483 307960
Fax: 01483 307989
www.tdainteriors.com

— Client —
Angus Fire

— Project Title —
Park House
Haddenham Business Park
Haddenham

— Drawing Title —
Ground Floor
As Fitted

— Scale —
1:100 @ A2

— Date —
13.11.13

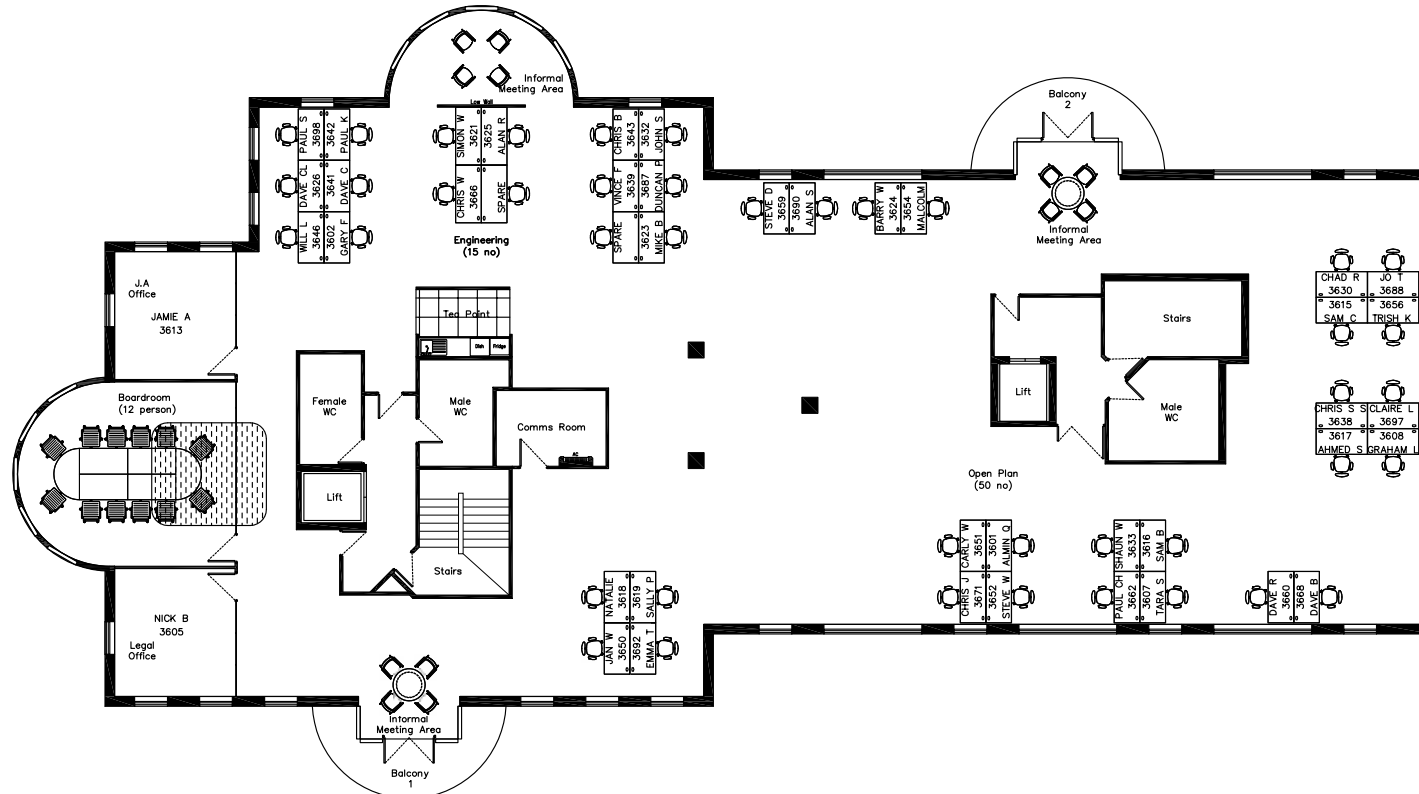
— Design / Drawn By — Checked By / Date
GH ST

Drawing No.	Building	Floor	Detail	Revisions
S4773	1	0	GL	—

— Client Approval —

— Approved By — — Date —

First Floor



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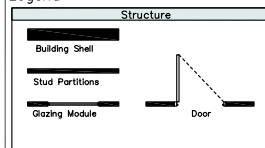
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Legend



AS FITTED

Rev Description Date By Chkd



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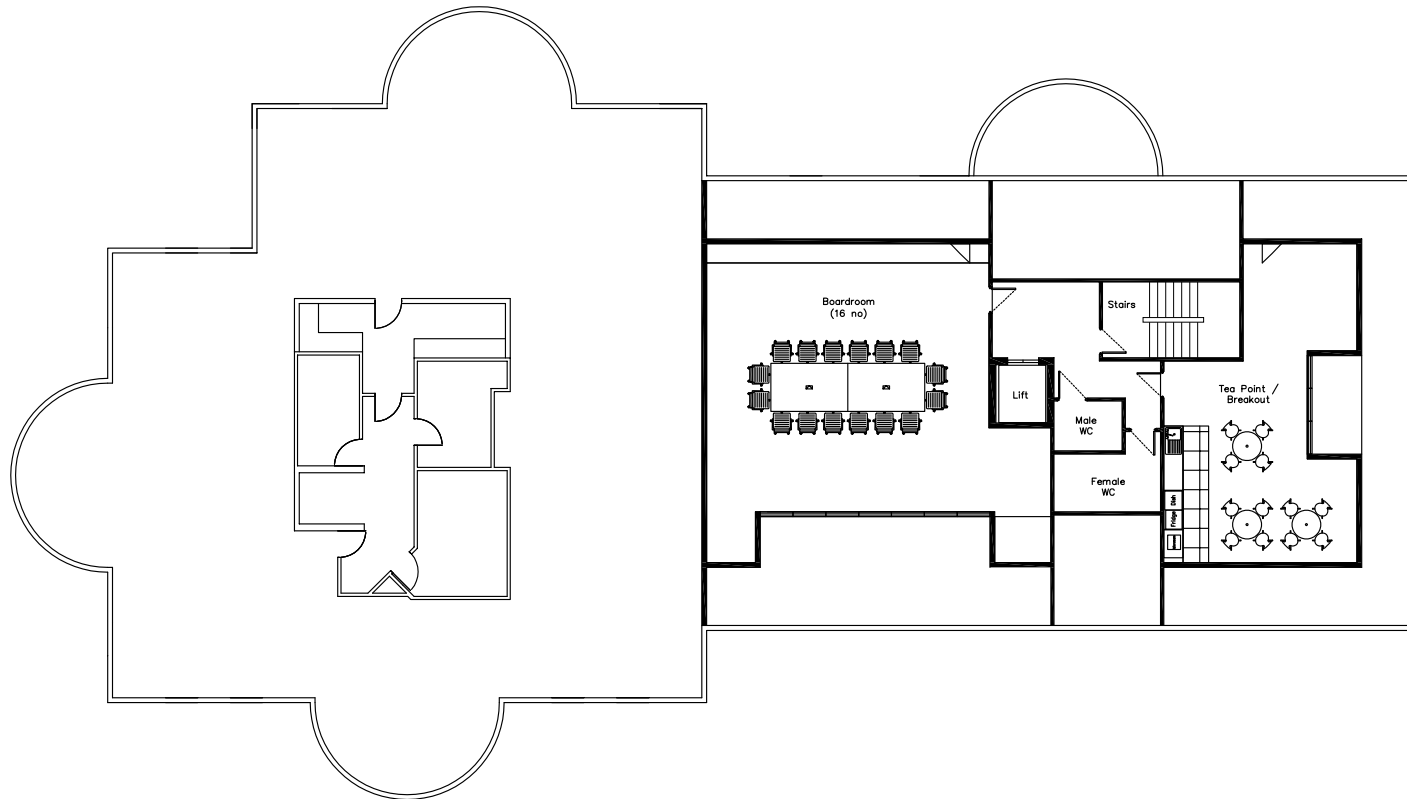
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— Client Approval —

— Approved By —

— Date —

Second Floor



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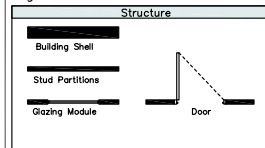
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Rates

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value - £123,000

Rates payable - To be assessed

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Services

Mains water, electricity, gas and drainage connected. Single gas fired central heating system to both upper and lower floors, with the cost of maintenance shared between tenants.

EPC

The property is rated EPC - C (72).

Copies of the EPC's given on request.

Terms

Rental: £13.64 per Sq ft

Passing rent on the whole £175,000 per annum exclusive.

There is a service charge available on request.

Viewing

Strictly by appointment with the agent.

Fields Commercial

Contact: Nick Johnson

Telephone: 07857 823 188



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RICS

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