TO LET









PARK HOUSE
HADDENHAM

PRESTIGIOUS GROUND, FIRST & SECOND FLOOR OFFICES
GRADE 'A' SPECIFICATION & GOOD ON-SITE PARKING

5,660 SQ FT (525.83 SQ M) to 12,829 SQ FT (1,191.9 SQ M)

PARK HOUSE, HADDENHAM BUSINESS PARK, HP17 8AZ

Location

The property is located on the Pegasus Road on Haddenham Business Park within a few minutes' walk from Haddenham and Thame Parkway Station, with direct trains to Marylebone (approximately 40 minutes). The property lies some 2 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

The property provides ground, first and second floor accommodation in a very modern, detached office building benefitting from the following amenities:

- 50 on-site car parking plus an extra 20 car spaces within a short walk of the building
- Suspended ceilings incorporating Cat II lighting
- Ceiling mounted comfort cooling
- Raised access floors with carpet tiles
- 2 separate core areas
- 2 separate lifts
- Boardroom and kitchen on second floor
- Reception area. WC Facilities.
- High quality fittings and joinery throughout
- East and West Wings allowing flexibility for sub-division

Lease

To allow for flexibility our client would consider letting the ground floor in isolation or the whole via assignment (the current lease expires on 19th August 2023 and is subject to a rent review August 2018)

Accommodation

Approx. net areas	Sq m	Sq ft
EAST WING		
Ground Floor	248.6	2,676
First Floor	265.0	2,852
Second Floor	111.2	1,197
TOTAL	**624.8**	**6,725**
WEST WING		
Ground Floor	277.2	2,984
First Floor	289.9	3,120
TOTAL	**567.1**	**6,104**
TOTAL AREA	**1,191.9**	**12,829**

Rental

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

Service Charge

Available on request

Energy Performance Certificate

C72

Business Rates

RV £123,000

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Viewing

For further information please contact:-

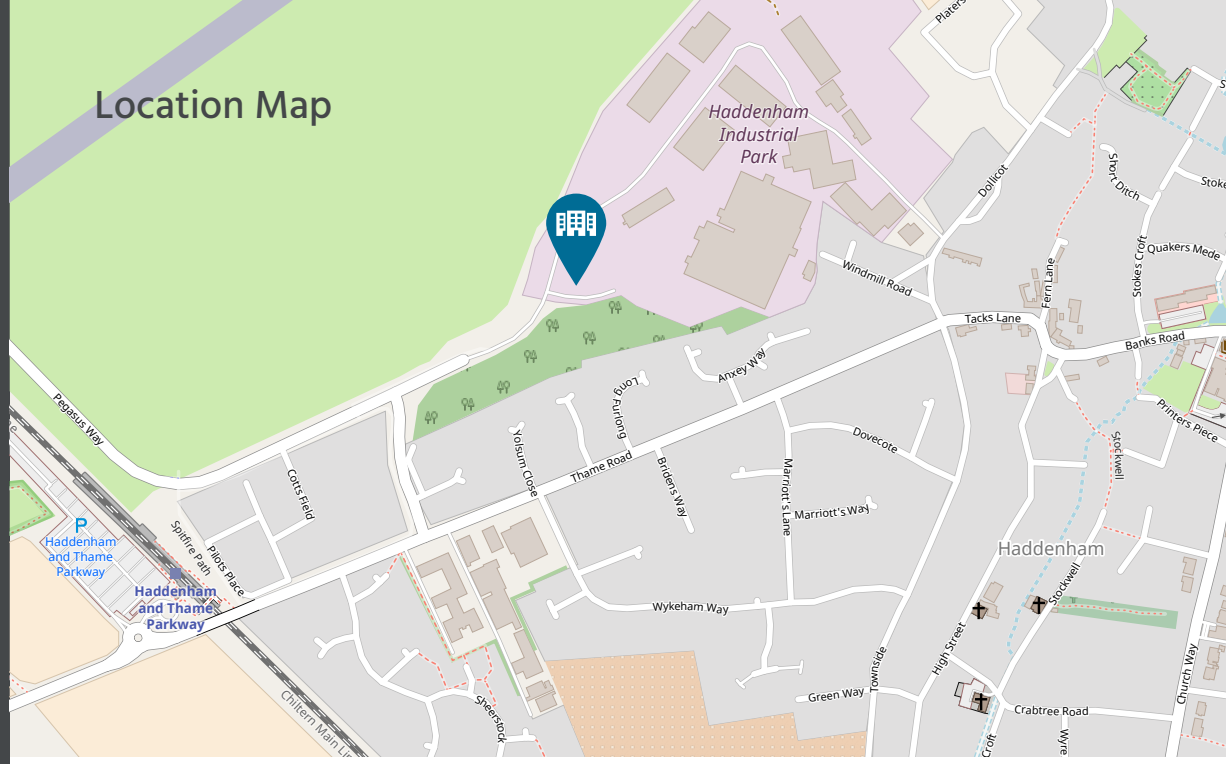
Chandler Garvey

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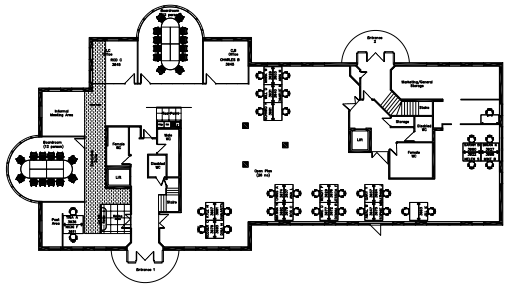
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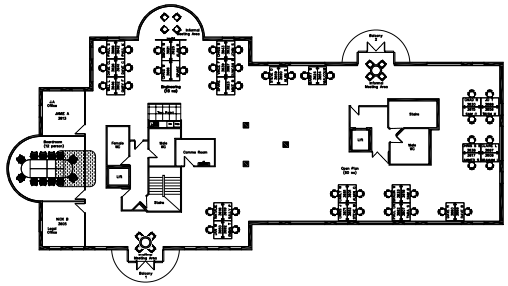
Location Map



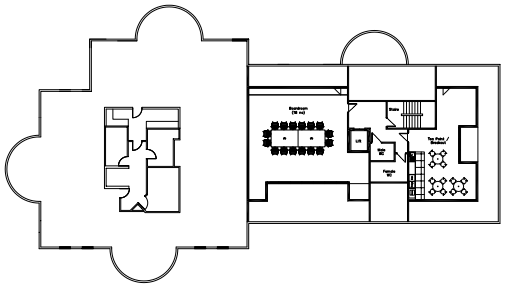
Ground Floor



First Floor



Second Floor



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