



Unit E2 Regent Park

Summerleys Road, Princes Risborough, HP27 9LE

HIGH QUALITY MODERN OFFICES

1,518 to 3,076 sq ft
(141.03 to 285.77 sq m)

- Available as a whole or in part
- Excellent Parking
- Open plan and partitioned
- LED lighting
- Comfort cooling and carpets throughout
- Furnished / Unfurnished options available

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Summary

Available Size	1,518 to 3,076 sq ft
Rent	£19.50 per sq ft
Rates Payable	£18,463 per annum based on 2023 valuation
Rateable Value	£37,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

Description

The property is located in Regent Park on the Princes Estate which is a high spec, mixed use development consisting of both offices and industrial units.

Unit E2 currently has a mixture of both open plan and partitioned office accommodation with the benefit of comfort cooling, suspended ceilings with recessed LG7 lighting, full access raised floors, kitchenette, WC's and shower facilities. There are 10 dedicated parking spaces with the office.

The accommodation is provided in excellent condition, on a flexible lease arrangement and can also be provided furnished, if required. Our client will consider options to lease the whole or alternatively a whole floor to suit a particular requirement.

Location

Located on the Princes Estate in Princes Risborough, Regent Park is situated within walking distance of the town centre and a range of local amenities including gyms, nursery, coffee shops and restaurants.

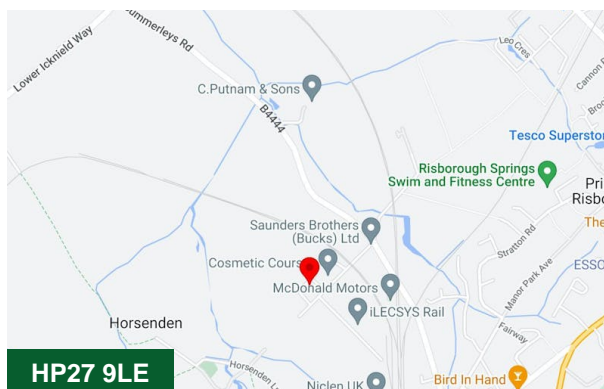
Princes Risborough lies between Aylesbury and High Wycombe, both of which are approximately 8 miles distant. Chiltern Railways provide a regular service to London (Marylebone) and Birmingham (Snow Hill) from Princes Risborough railway station that is only a 5 minute walk away. Access to the national motorway network is via the M40 north bound available at Thame (junction 7) and south bound to include High Wycombe is at junction 4.

Accommodation

Name	sq ft	sq m
Ground - Office Suite	1,518	141.03
1st - Office Suite	1,558	144.74
Total	3,076	285.77

Terms

An assignment or sub-letting can be offered until 13th January 2026. Alternatively if a longer lease term is required, then potentially a new lease could be made available by the landlord.



Viewing & Further Information



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