



## Unit E1 Regent Park

Summerleys Road, Princes Risborough, HP27 9LE

### **HIGH QUALITY MODERN OFFICE BUILDING**

**1,529 to 3,081 sq ft**  
(142.05 to 286.23 sq m)

- Suspended ceilings, recessed lighting and raised floors
- Heating and cooling system
- 10 x car parking spaces
- Shower
- Kitchenette
- Separate side access / loading door

# Unit E1 Regent Park, Summerleys Road, Princes Risborough, HP27 9LE

## Summary

<b>Available Size</b>	1,529 to 3,081 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£16,128 per annum
<b>Rateable Value</b>	£31,500
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (57)

## 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 E1 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 11 dedicated parking spaces with the office. In addition there is a separate side access loading door for any deliveries.

Whilst the preference of our client is to let the whole, they will consider options to split the accommodation.

## 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.

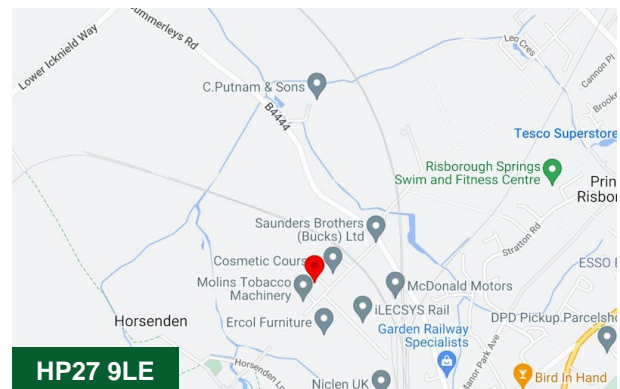
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office Suite	1,529	142.05
1st - Office Suite	1,552	144.19
<b>Total</b>	<b>3,081</b>	<b>286.24</b>

## Terms

A new lease direct from the landlord on terms to be agreed.

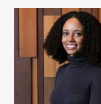


## Viewing & Further Information



### Marcus Smith

01494 796055 | 07471 996320  
ms@chandlergarvey.com



### Neave DaSilva

01494 446612 | 07827 908926  
nds@chandlergarvey.com

### George Brown (Bidwells)

07881 664483  
george.brown@bidwells.co.uk