



## The Gables

Market Square, Princes Risborough, HP27 0AN

### 2nd Floor Offices

**152 to 166 sq ft**

(14.12 to 15.42 sq m)

- Period features
- Central heating
- Carpeting
- Fluorescent Lighting
- Available individually or in combination
- Centrally located close to local amenities
- Rent includes utilities and service charges

# The Gables, Market Square, Princes Risborough, HP27 0AN

## Summary

<b>Available Size</b>	152 to 166 sq ft
<b>Rent</b>	£550 - £1,100 per month Rent includes utilities and service charges.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The Gables is a Grade II Listed Building located in the heart of Princes Risborough comprising offices suites at ground, first and second floor levels.

The available offices are situated on the 2nd floor and benefit from period features, central heating, carpeting, fluorescent lighting and shared WC and kitchen facilities. The office suites can be let individually or in combination to suit a particular requirement.

## Location

The Gables is located within the town centre and provides excellent access to local amenities including a gym, nursery, retail shops, 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 short 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	Rent
2nd - Room 1	152	£550 /month Includes utilities and service charge
2nd - Room 2	166	£550 /month Includes utilities and service charge
<b>Total</b>	<b>318</b>	

## Terms

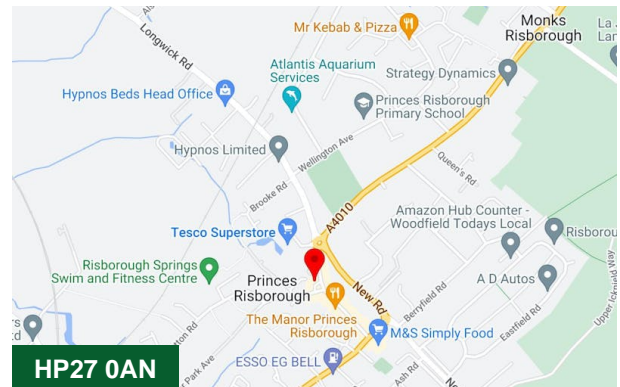
A new lease direct from the landlord on terms to be agreed.

## Business Rates

Small business rates relief apply if this is your only premises, to apply for this relief please contact your local authority.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



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