



TO LET: 2,676 sq ft (248.6 sq m) - 12,829 sq ft (1,191.9 sq m)
PROMINENT POSITION



PARK HOUSE - HADDENHAM BUSINESS PARK

Haddenham - Bucks - HP17 8LB

LOCATION

A highly prominent location within the established Haddenham Business Park, on the Buckinghamshire /Oxfordshire border, approximately 2 miles east of Thame, 7 miles west of Aylesbury and with Oxford and High Wycombe each being within approx 15 miles.



Haddenham Business Park is in an accessible location off the A418 Aylesbury-Thame Road with the M40 motorway around seven miles (both J7 and J8). The Haddenham and Thame Parkway railway station is adjacent to the Business Park with regular services to London Marylebone (average journey time approx 50 minutes) and north to Birmingham Snow Hill.

DESCRIPTION

The property comprises a detached headquarters office building completed in 2001, providing high quality office space on three floors with considerable flexibility for sub-division and with features including:

- Raised access floors
- Ceiling mounted comfort cooling
- Suspended ceilings incorporating Cat 2 lighting
- Two separate core areas, each incorporating a passenger lift together with toilet facilities
- High quality fittings and joinery throughout
- 50 car parking spaces



LEASE TERMS

New full repairing and insuring lease(s) available in respect of the building as a whole or on a subdivided basis - vacant possession will be available from October 2010, or may be available earlier by agreement

RENT

On application to the agents (exclusive of rates, VAT and service charge).

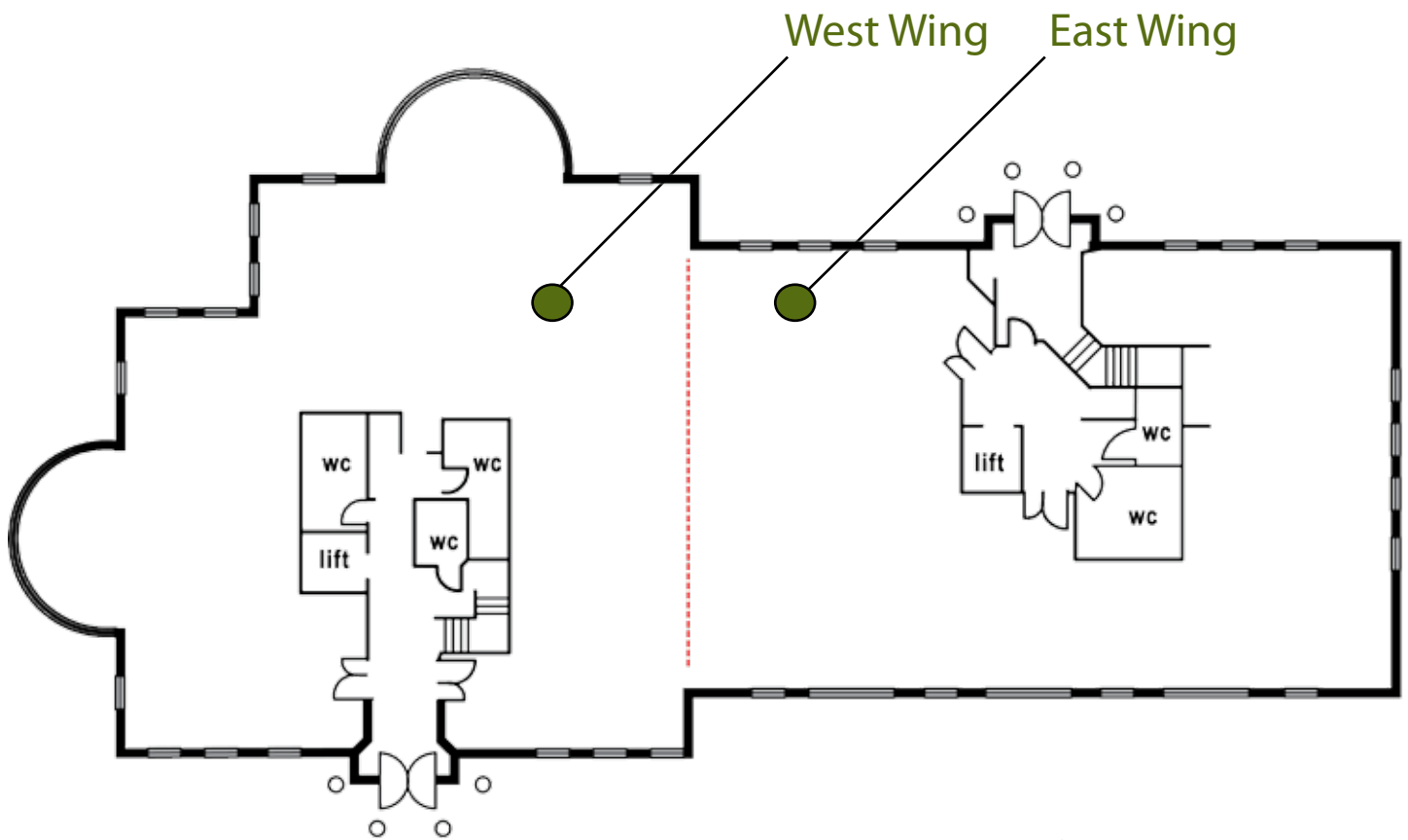
RATES

The Valuation Office website indicates a Rateable Value from 1 April 2010 for this property at £102,000. Rate in the £ for 2010/11 is 41.4p (but may be subject to transitional provisions). Interested parties should confirm annual rates payable by enquiring with the Rating Authority: Aylesbury Vale District Council - Tel: 01296 585 858

COSTS

Each party is to be responsible for its own legal costs.

... high quality office space on **three floors** ...



Ground floor layout - not to scale

FLOOR AREAS

EAST WING (approx. net areas)

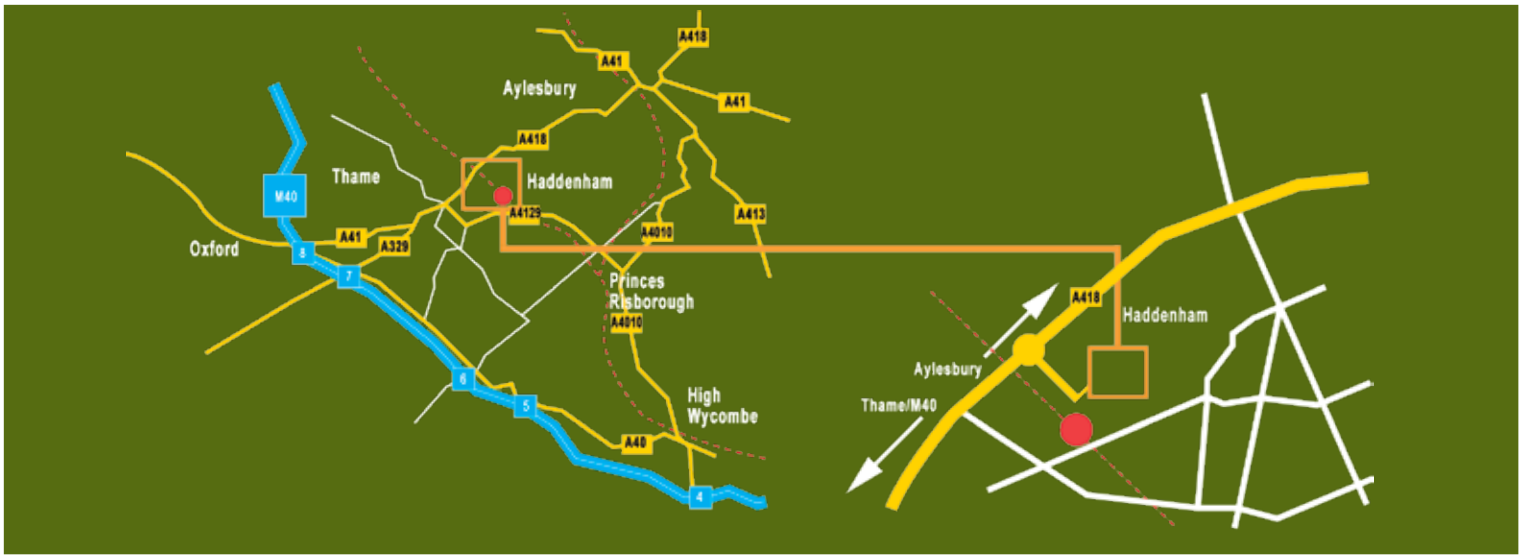
Ground floor	248.6 sq m	(2,676 sq ft)
First floor	265.0 sq m	(2,852 sq ft)
Second floor	111.2 sq m	(1,197 sq ft)
TOTAL	624.8 sq m	(6,725 sq ft)

WEST WING (approx. net areas)

Ground floor	277.2 sq m	(2,984 sq ft)
First floor	289.9 sq m	(3,120 sq ft)
TOTAL	567.1 sq m	(6,104 sq ft)

TOTAL AREA **1,191.9 sq m** **(12,829 sq ft)**





FOR FURTHER DETAILS CONTACT JOINT AGENTS:

kirk.clifford@brownleecb.com

**Brown & Lee
Clifford Billings**
01296 420637

nberrill@savills.com

Wytham Court
11 West Way
Oxford OX2 0QL
savills.com **savills**
01865 269000



VAT: All prices and rentals are quoted exclusive of VAT. Misrepresentation Act: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Brown & Lee Clifford Billings, Savills nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Date of publication June 2010.

www.haddenhambusinesspark.com