



deriaz campsie

commercial property consultants | chartered surveyors

**TO LET**

**BARN STYLE OFFICES**



**Tower Top Harvest Hill Hedsor Bourne End SL8 5JJ**

Good Quality Barn Style Offices with excellent parking

[www.deriazcampsie.com](http://www.deriazcampsie.com)

**T: 01628 495 500**

Windsor Office | Regency House, 4 Clarence Road, Windsor, SL4 5AD  
Marlow Office | The Courtyard, 60 Station Road, Marlow, SL7 1NX

## Property **Tower Top, Harvest Hill, Hedsor, SL8 5JJ.**

• <b>Location</b>	Tower Top Yard Barn, Hedsor Towers is located on Harvest Hill approximately 1.5 miles east of Bourne End. There is easy access via A4094 to the M40 Motorway (Junction 3) - 3 miles. It is also well located to nearby towns Beaconsfield (4 miles) and Maidenhead (5 miles).
• <b>Description</b>	<p>-Perimeter trunking -Carpeting -Fitted kitchenette -Male &amp; Female WCs</p> <p>There is courtyard parking for 10-12 cars. Additional overflow spaces are also available.</p>
• <b>Accommodation</b>	<p>Ground Floor 936 sq ft (86.95 sqm) First Floor 785 sq ft (72.92 sq m) <b>Total 1,721 sq ft ( 159.87 sq m)</b></p>
• <b>Terms</b>	A new fully repairing and insuring Lease is to be granted for a term to be agreed.
• <b>Rent</b>	Quoting rent £39,000.00 per annum exclusive
• <b>EPC</b>	B 29
• <b>Rates</b>	TBC
• <b>Legal Costs</b>	Each party to bear their own legal costs incurred.
• <b>VAT</b>	TBC
• <b>Viewing</b>	<p>By appointment through sole agents: Deriaz Campsie Mark Potter T: 01628 495510 E: mark.potter@deriazcampsie.com</p>

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**Code of Practice**

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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