

The Frost Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



TO LET ON FLEXIBLE TERMS

**4 INDIVIDUAL FIRST FLOOR
OFFICE/CONSULTANCY ROOMS**

**PARK HALL CLINIC, WEXHAM PARK HALL,
WEXHAM STREET, WEXHAM, SL3 6NB**

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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road Beaconsfield HP9 1QL
Registered in England Reg. No. 3027213 VAT Registration No. 636 1078 47

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LOCATION

The offices are prominently situated on the western side of Wexham Street within the village centre and to the south east of Stoke Poges village.

ACCOMMODATION

Available individually or combined if required.

| | |
|-------------|-----------|
| Office No.1 | 397 sq ft |
| Office No.1 | 268 sq ft |
| Office No.3 | 179 sq ft |
| Office No.4 | 105 sq ft |

The individual offices provide first class accommodation with good on-site car parking and benefit from central heating and perimeter trunking with one office room also benefitting from air-conditioning. In addition, the offices are part furnished and occasional seating can be provided if required.

RENT

Upon application.

SERVICE CHARGE

A service charge is levied on each room individually based on floor area occupied to cover the cost of buildings insurance, energy, water, gardening, maintenance, cleaning and the like. Costs not included in the service charge are contents insurance and the provision of telecoms and wifi.

TERMS

Flexible leasing terms are available either on short term licences or on a leasehold basis which will be opted out of the Landlord & Tenant Act 1954 as Amended.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

VIEWING

Strictly by prior appointment via sole agents:-

FROST COMMERCIAL - 01494 680909

SUBJECT TO CONTRACT

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.