

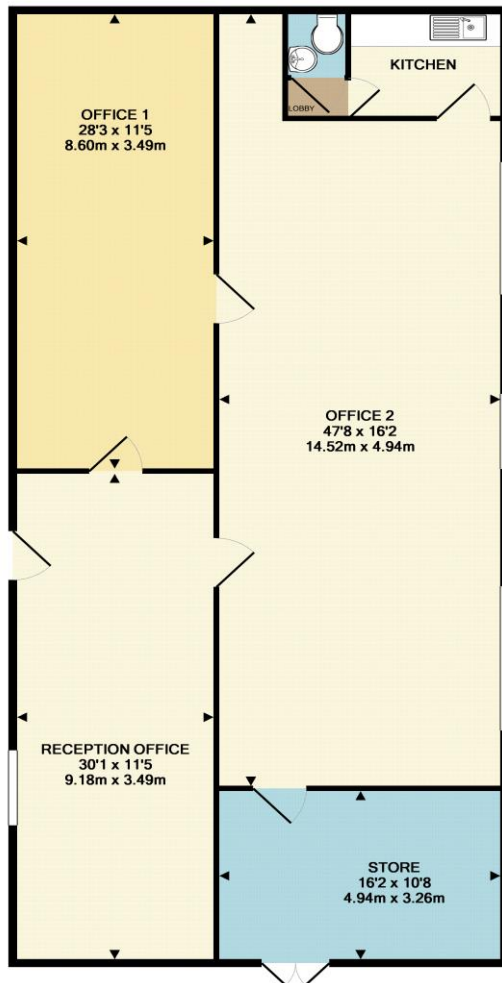


MK
**Martin
Kemps**
EST.1985

**OFFICES/
WORKSHOP UNIT
IN A RURAL
SETTING, OF
APPROXIMATELY
1680 SQ FT
(156.07 sq m)**

**UNIT 9, ACORN BUSINESS CENTRE,
CUBLINGTON ROAD, WING, BUCKS, LU7 0LB**

**£13,000 PER ANNUM
PLUS VAT**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS The premises are let on a renewable one year licence or new lease by negotiation subject to rent review.

RENT Commencing rent £13,000 per annum exclusive plus VAT

A rural business centre situated between Cublington and Wing, offering easy access to the major centres of the area including Leighton Buzzard, Aylesbury, Milton Keynes and Bletchley.

This high specification office/workshop area is fitted with high quality T5 lighting and economy 7 heating. The property offers large reception office, two large private offices/workshops, rear loading area or store room, private kitchen and cloakroom.

Tenants are responsible for their own electricity, metered water supply and telephone supply.

UTILITY CHARGE There is a utility charge which includes all refuse collection, details on application.

SERVICE CHARGE There is a monthly service charge on this property, call now for details.

INSURANCE Buildings insurance is arranged by the owner at a rate of 40p per sqft + VAT per annum.

RENT BOND/DAMAGE DEPOSIT Equivalent to three months rent.

ADMINISTRATION/REFERENCING FEE A non refundable fee of £350 plus VAT is payable to Martin Kems on reservation of the property.

*** RURAL BUSINESS CENTRE * OFFICE/WORKSHOP UNIT OF APPROXIMATELY 1680 SQ FT (156.07 sq m) * HIGH QUALITY FITTINGS INCLUDING T5 LIGHTING AND DOUBLE GLAZING * ECONOMY 7 HEATING * THREE OFFICE AREAS * STORE AREA * PRIVATE KITCHEN * PRIVATE CLOAKROOMS * AVAILABLE ON 1 YEAR LICENCE OR NEW LEASE BY NEGOTIATION***

26 Temple Street, Aylesbury

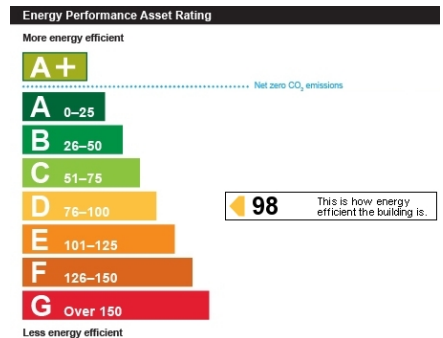
Buckinghamshire, HP20 2RQ

Tel 01296 422171

55 North Street, Thame

Oxfordshire, OX9 3BH

Tel 01844 260909



VIEWING Strictly by appointment through the Owners Agents, Martin Kemp Property Services, who will be pleased to accompany you over the property. **None of the statements contained in these particulars in respect of this property are to be relied on as statements of representation of fact and are made without responsibility on the part of Ceruna Ltd t/as Martin Kemp Property Services and the vendor. None of the appliances in the property have been tested.**

NOTICE Although these particulars are intended to give a fair description of this property, they do not constitute an offer or contract. The Vendor, the Agent, **CERUNA LTD T/A MARTIN KEMP PROPERTY SERVICES** and persons in the AGENTS employment do not give any warranty whatsoever in relation to this property. The accuracy of these particulars should be verified by any purchaser who should inspect the property prior to making any offer to purchase or take a lease of the property. All negotiations must be conducted through the **MARTIN KEMP PROPERTY SERVICES** offices at Aylesbury & Thame RS/CL/10550

martinkemps.com