



MK
**Martin
Kemps**
EST.1985

**OFFICE/
WORKSHOP UNIT
IN A RURAL
SETTING, OF
APPROXIMATELY
1200 SQ FT**

**UNIT 2, ACORN BUSINESS CENTRE,
CUBLINGTON ROAD, WING, BUCKS, LU7 0LB**

£12,000 PER ANNUM

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.

Office/workshop with main area, storage area and private cloakroom. There are on site parking facilities.

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 of £25 per week.

SERVICE CHARGE There is service charge of £15 per calendar month.

INSURANCE Buildings insurance is arranged by the owner and is based at 40p per sq ft 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 1200 SQ FT * CLOAKROOM * ON SITE PARKING * AVAILABLE ON ONE YEAR LICENCE ***

TERMS The premises are let on a renewable one year licence subject to rent review.

RENT Commencing rent £12,000 per annum exclusive.

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/5082

martinkemps.com