



Red Lion House, 9-10 High Street, High Wycombe, HP11 2AZ

**To Let | 3,380 sq ft**

TOWN CENTRE OFFICES WITH PARKING

## Red Lion House, 9-10 High Street, High Wycombe, HP11 2AZ

### TO LET

#### Summary

- Size: 3,380 sq ft
- Rent: £12 per sq ft
- Rates payable: based on 2023 valuation
- Rateable value: £26,500

#### Further information

- [View details on our website](#)
- [Microsite](#)

#### Viewings and Further Information



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#### Description

Red Lion House is an iconic Grade II Listed building located in the centre of High Wycombe.

The available accommodation comprises the entire 1st floor office benefitting from suspended ceilings, fluorescent lighting, various wall-mounted A/C units (not tested), central heating, perimeter trunking, carpeting, fitted storage units and entry phone system. The offices are a mix of open plan and cellular office/meeting room layout with a separate kitchen and both male and female WC facilities.

9 x car parking spaces are included.

#### Location

Red Lion House is situated within the main High Street of High Wycombe, located within a short walk of the mainline train station and the Eden Shopping Centre.

High Wycombe town centre has an extensive range of retail and leisure facilities and has an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.



#### Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

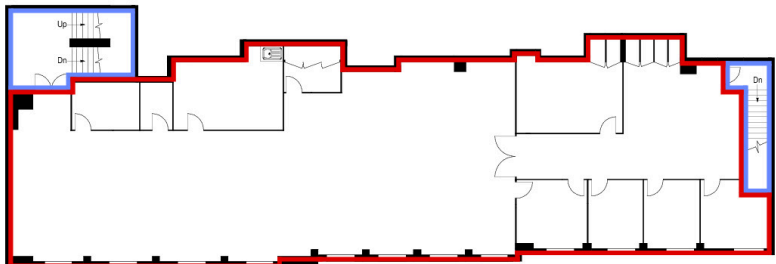
#### VAT

Applicable

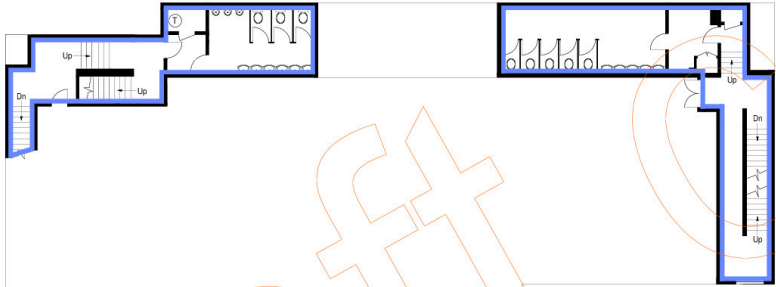
#### Legal fees

Each party to bear their own costs

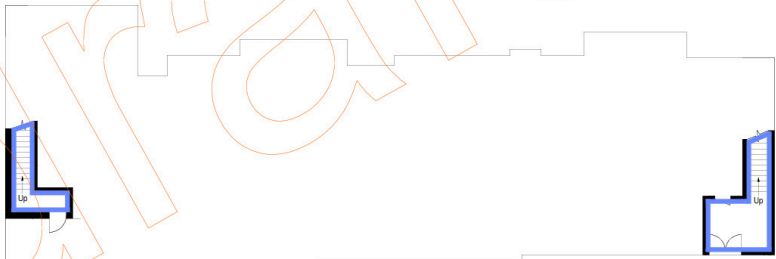
Floor plan



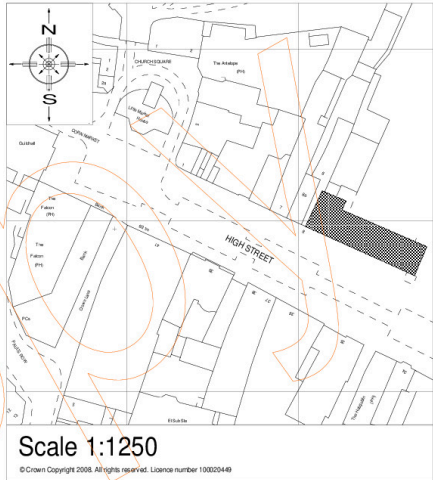
Second Floor



First Floor



Ground Floor



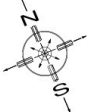

Scale 1:1250

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Property Address:  
**Red Lion House**  
**High Street, High Wycombe**  
**Buckinghamshire HP11 2AG**

Approx. Gross Internal Area:  
 Demised: 307 sq m / 3305 sq ft  
 Communal: 140 sq m / 1506 sq ft

Scale:  
 1 : 200 on A3  
 Unless Stated Otherwise

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