



## Terriers House

Amersham Road, High Wycombe, HP13 5AJ

### **SELF-CONTAINED OFFICES**

**275 sq ft**  
(25.55 sq m)

- Exclusive entrance with intercom system
- Parking available
- Shared garden facilities
- LED lighting
- Central heating
- Data cabling
- Kitchenette
- Male and Female WC's

# Terriers House, Amersham Road, High Wycombe, HP13 5AJ

## Summary

<b>Available Size</b>	275 sq ft
<b>Rent</b>	£950 per month Includes rates, utilities, service and estate charge and buildings insurance.
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (63)

## Description

A fully refurbished Grade II office building offering self contained accommodation on the ground and 2nd floor with exclusive entrance.

Flexible lease terms available. Rent includes rates, utilities, service and estate charge and buildings insurance.

The office space will be available from February 2026.

## Location

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Terriers House is situated only 1.4 miles from High Wycombe train stations and 1.6 miles from the Eden Shopping Centre.

## Accommodation

Name	sq ft	sq m	Rent	Availability
1st - Room F01	275	25.55	£950 /month Includes rates, utilities, service and estate charge and buildings insurance.	Available
<b>Total</b>	<b>275</b>	<b>25.55</b>		

## Money Laundering / Identity Checks

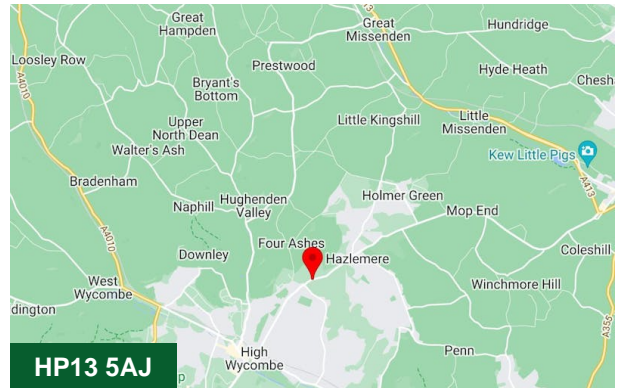
Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

## Terms

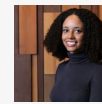
A new lease direct from the landlord on terms to be agreed. Available from February 2026.

## EPC

C63



## Viewing & Further Information



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