



Ground Floor, Unit 9 Anglo Office Park

Lincoln Road, Cressex Business Park, High Wycombe, HP12 3RH

Modern Ground Floor Office Suite

1,652 sq ft
(153.48 sq m)

- Raised floors
- Suspended ceiling with recessed lighting
- Fully carpeted
- 4 Car parking spaces
- Kitchen area and WC's
- Located on Cressex Business Park
- Half a mile from the M40

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Summary

Available Size	1,652 sq ft
Rent	£16.50 per sq ft
Rates Payable	£9,984 per annum
Rateable Value	£19,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

A modern ground floor office suite located within High Wycombe's premier business park. Situated on the Cressex Business Park in High Wycombe which is approx. half a mile from the M40 (Junction 4) and 1 mile from High Wycombe town centre.

The suite consists of a large open plan space, kitchen area and WC's. The suite has fully carpeted, raised floors and suspended ceilings with recessed lighting throughout.

4 Car parking spaces are included.

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.

Accommodation

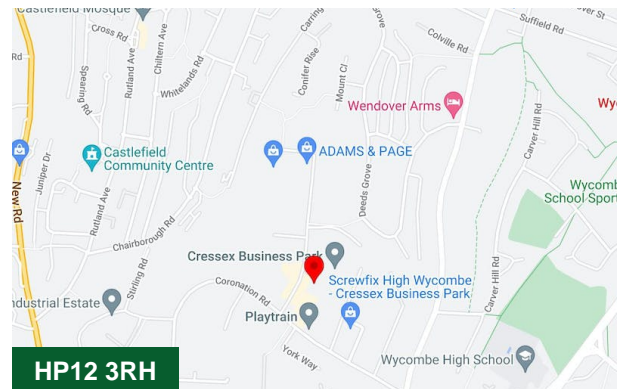
Name	sq ft	sq m	Availability
Ground - Office Suite	1,652	153.48	Available
Total	1,652	153.48	

Terms

A new lease is available direct from the landlord on terms to be agreed.

Business Rates

Rateable Value £19,500



Viewing & Further Information



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