



## Ground & 1st floor, Unit 9 Anglo Business Park

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

### Modern Office Suites

**1,652 to 3,404 sq ft**  
(153.48 to 316.24 sq m)

- Fully carpeted, raised floors
- Suspended ceiling with recessed lighting
- 4 Car parking spaces per floor
- Kitchen area and WC's
- Electric Heating
- Available as a whole, or on a floor by floor basis

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## Summary

<b>Available Size</b>	1,652 to 3,404 sq ft
<b>Rent</b>	£16.50 per sq ft Plus service charge and VAT
<b>Rates Payable</b>	£9,984 per annum First floor RV £22,000. Ground Floor RV £19,500
<b>Rateable Value</b>	£19,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (63)

## Description

Modern ground and first offices 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. Rental plus Service Charge (details on application) is subject to VAT.

The two floors are large open plan spaces, each with kitchen area and WC's. The suites are fully carpeted, have raised floors and suspended ceilings with recessed lighting throughout.

4 Car parking spaces are included for each floor.

The building is available on a floor by floor basis, or as a whole.

## Property Highlights / Amenities

- **Car Parking: Yes**
- **Total parking spaces: 4**

## Location

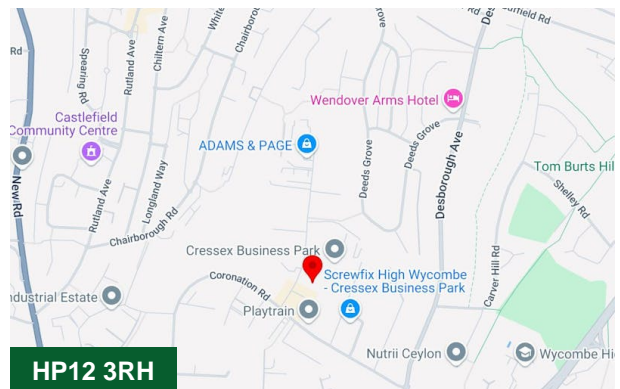
High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately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

## Terms

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

## Money Laundering / Identity Checks

Money laundering and Identity checks will be carried out on all tenants, and proof of identity documents will be required.



## Viewing & Further Information



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