



## 1st Floor, Unit 3 Anglo Office Park

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

### **MODERN OFFICE BUILDING IN A COURTYARD SETTING**

**1,023 sq ft**  
(95.04 sq m)

- Raised floors
- Suspended ceiling with recessed lighting
- Fully carpeted
- 3 x car parking spaces
- 2 x partitioned meeting rooms

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## Summary

Available Size	1,023 sq ft
Rent	£16.50 per sq ft
Rates Payable	£6,144 per annum
Rateable Value	£12,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

## Description

A modern 1st 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 provides open plan accommodation and benefits from fully carpeted raised floors, suspended ceilings with recessed lighting, a kitchen, WC and car parking.

## Location

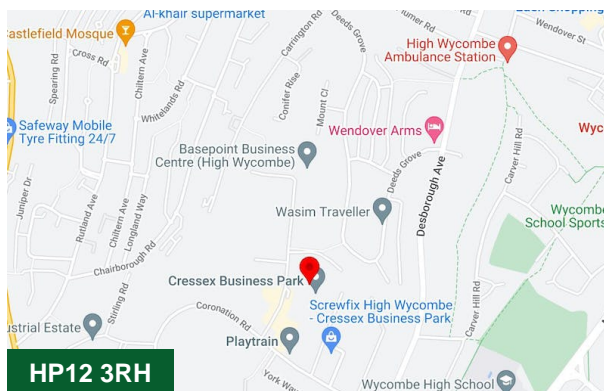
Located within High Wycombe's premier business park, Anglo Office Park is situated about half a mile from the M40 (junction 4) and about 1 mile from high Wycombe town centre. The mainline railway provides services to London Marylebone with a fast train time of 27 minutes.

## Accommodation

Name	Sq ft	Sq m	Availability
1st - Office Suite	1,023	95.04	Available
<b>Total</b>	<b>1,023</b>	<b>95.04</b>	

## Terms

A full repairing and insuring lease is available direct from the landlord on terms to be agreed.



## Viewing & Further Information



### Marcus Smith

01494 796055 | 07471 996320  
ms@chandlergarvey.com



### Neave DaSilva

01494 446612  
nds@chandlergarvey.com

### Mr Adrian Dolan (Joint Agent)

01494 450951 | 07887 936117