



3rd Floor, 1-2 Twyford Place

Lincolns Inn Office Village, High Wycombe, HP12 3RE

THIRD FLOOR OFFICE SUITE

2,156 sq ft
(200.30 sq m)

- Open plan environment
- Attractive courtyard development
- Velux Windows
- Raised floors and central heating
- Underfloor trunking
- Located on Cressex Business Park with excellent road and rail links

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Summary

Available Size	2,156 sq ft
Rent	£10 per sq ft
Rates Payable	£3,584 per annum
Rateable Value	£7,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Description

Lincoln's Inn Office Village is located on Cressex Business Park, High Wycombe's premier business location within one mile of junction 4 of the M40 motorway. This attractive office development comprises 12 modern terraced office buildings, arranged around a spacious, landscaped central courtyard.

The suite is situated on the 3rd Floor and can be accessed from either 1 or 2 Twyford Place. The accommodation provides open plan offices with carpets, teapoint, central heating, velux windows, door entry system, underfloor trunking and strip lighting. The male & female WC facilities are shared and located in the communal areas.

Location

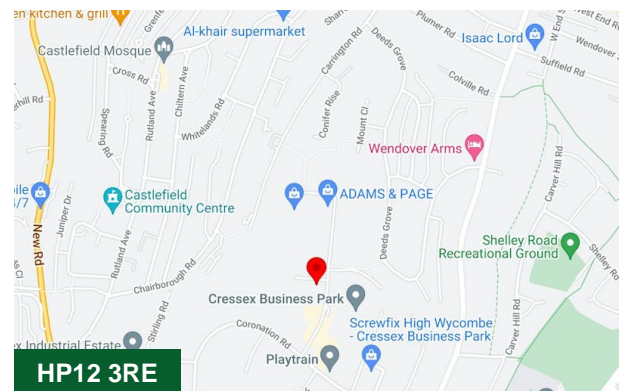
High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately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

Accommodation

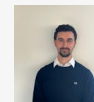
Name	sq ft	sq m
3rd - Office Suite	2,156	200.30
Total	2,156	200.30

Terms

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



Viewing & Further Information



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