



Red Lion House

9-10 High Street, High Wycombe, HP11 2AZ

**TOWN CENTRE
OFFICES WITH
PARKING**

3,380 sq ft
(314.01 sq m)

- Grade II Listed Building
- 1st Floor Office Suite
- Suitable for a Variety of Uses (STP & LBC)
- Possibly suitable for residential conversion
- Car Parking

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Summary

Available Size	3,380 sq ft
Rent	£12 per sq ft
Rates Payable	£3.91 per sq ft based on 2023 valuation
Rateable Value	£26,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

Red Lion House is an iconic Grade II Listed building located in the centre of High Wycombe.

The available accommodation comprises the entire 1st floor office benefitting from suspended ceilings, fluorescent lighting, various wall-mounted A/C units (not tested), central heating, perimeter trunking, carpeting, fitted storage units and entry phone system. The offices are a mix of open plan and cellular office/meeting room layout with a separate kitchen and both male and female WC facilities.

9 x car parking spaces are included.

Location

Red Lion House is situated within the main High Street of High Wycombe, located within a short walk of the mainline train station and the Eden Shopping Centre.

High Wycombe town centre has an extensive range of retail and leisure facilities and has an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	3,380	314.01	Available
Total	3,380	314.01	

Terms

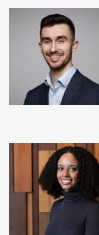
A new lease is available direct from the landlord on terms to be agreed.

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



James Garvey

01494 460258 | 07471996320

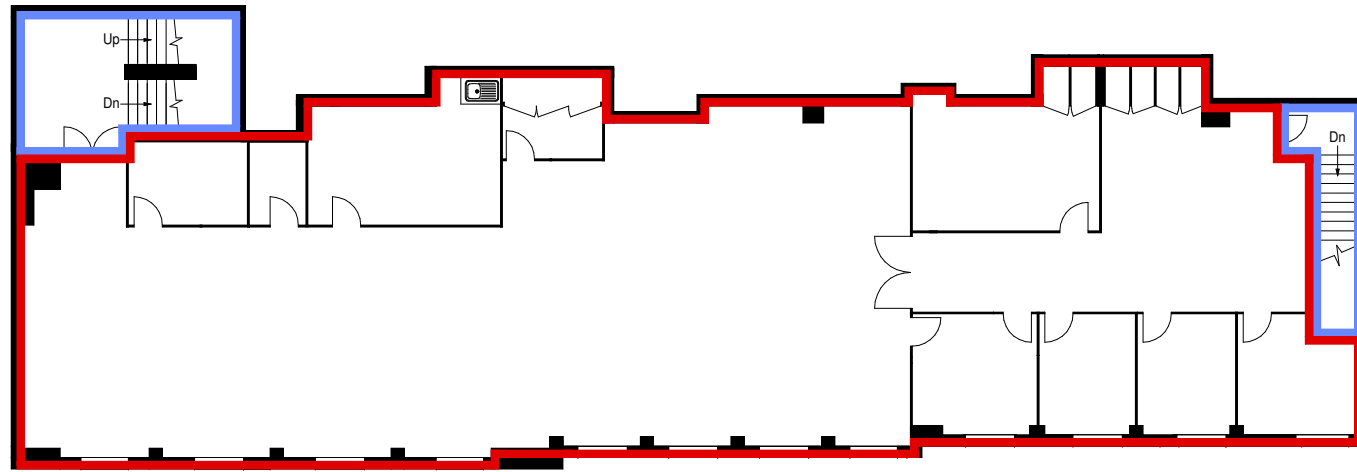
jg@chandlergarvey.com



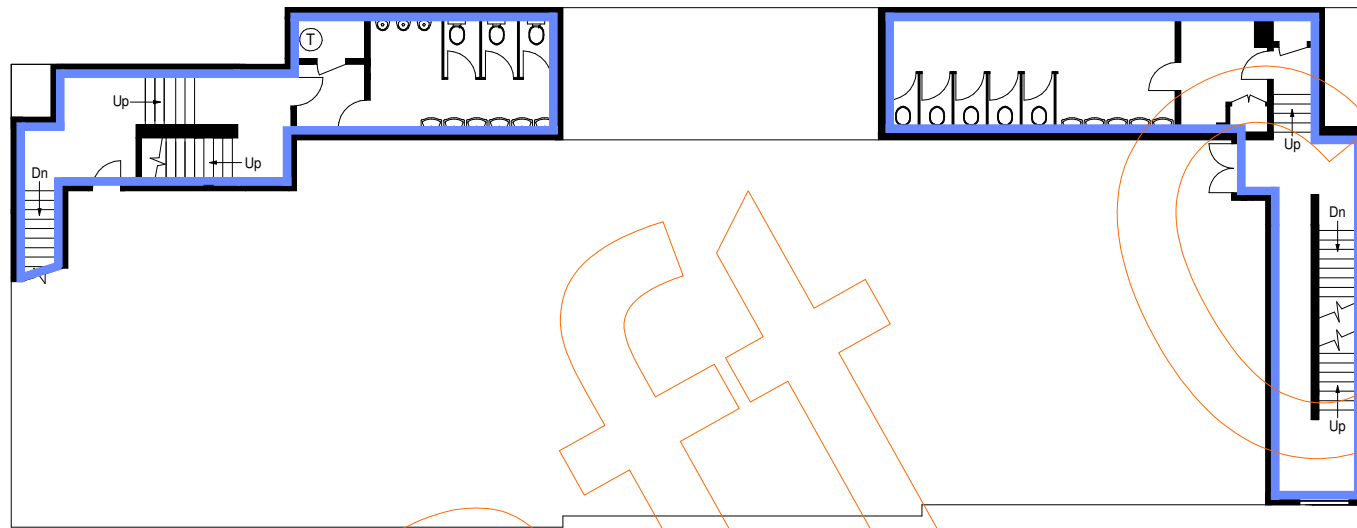
Neave DaSilva

01494 796054 | 07827 908926

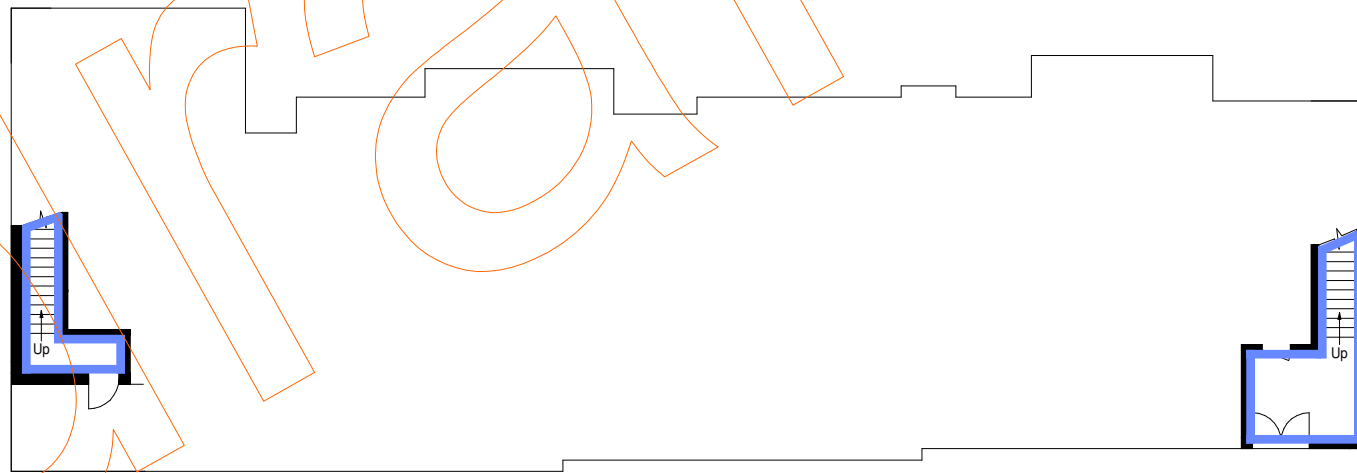
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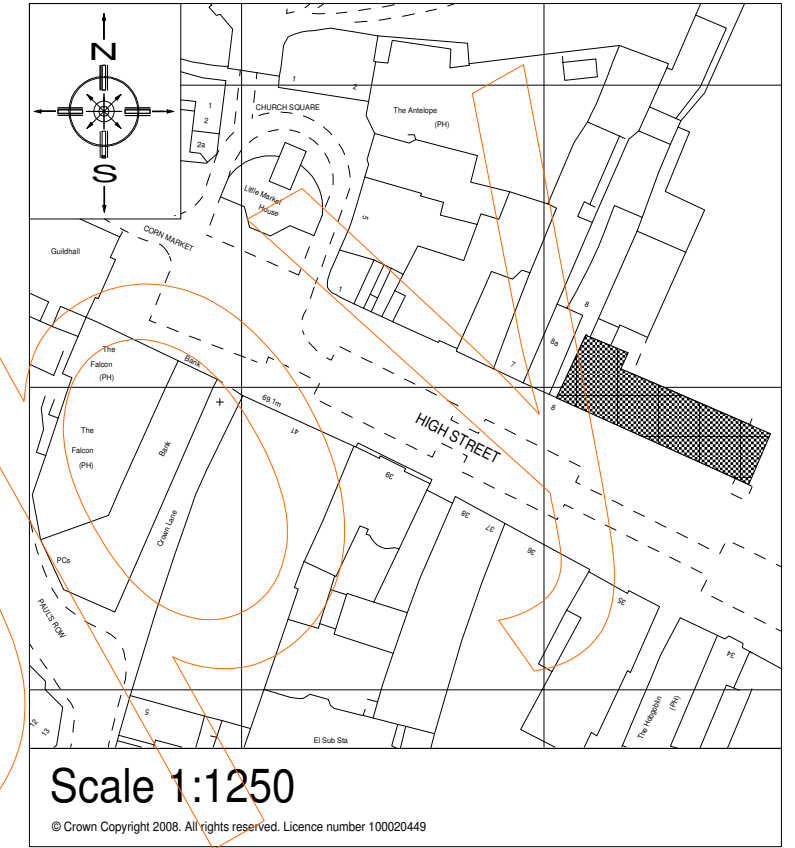
Second Floor



First Floor



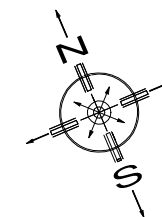
Ground Floor



Property Address:
Red Lion House
High Street, High Wycombe
Buckinghamshire HP11 2AG

Approx Gross Internal Area:
Demised: 307 sq m / 3305 sq ft
Communal: 140 sq m / 1506 sq ft

Scale:
1 : 200 on A3
Unless Stated Otherwise



-  = Location of Property
-  = Extent Of Demised Premises
-  = Communal Area

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