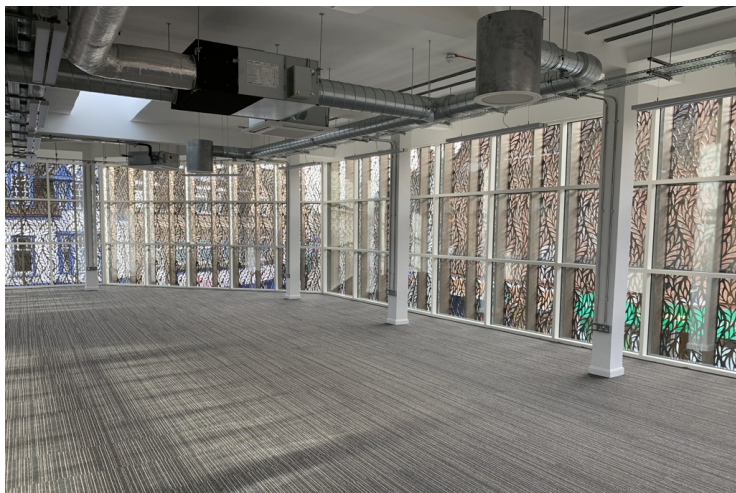


TO LET

2,934 Sq.Ft. (272.57 Sq.M.)



11 Bull Lane, High Wycombe, Buckinghamshire, HP11 2DL

LANDMARK 1ST FLOOR, TOWN CENTRE, OFFICES

- Large Feature Windows
- Passenger Lift
- Open Plan First Floor Accommodation
- Feature Staircase Upon Entry



High Wycombe
01494 341530

11 BULL LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2DL

Location & Description

The property is situated within the town centre of High Wycombe near to multiple national restaurants / retailers and Eden Shopping Centre. The property is a short walk from the mainline railway station providing direct services to London Marylebone. The main bus station is a short walk from the building.

There is easy access from the town centre to the M40 at Handycross and the M4, via the A404.

The accommodation can be found accessed via a private ground floor entrance leading to first and second floors, by way of stairs, or passenger lift. The first floor offers modern open plan workspace, with exposed M&E, feature kitchen / staff breakout space, and benefits from excellent natural light via feature full width and height windows, with additional skylights above. Also at first floor level DDA, male and female toilets can be found. At second floor level, accessed by stairs only, two further rooms can be found, ideal for staff breakout space or meeting rooms.

The building will be cleared of the items currently seen within, left clear and tidy. The photos used for marketing are historic photos to show the clear space. The accommodation would suit continued office use, or indeed would also suit medical type uses (S.T.P.).

Accommodation

	Sq.Ft.	Sq.M.
First Floor	2,546	236.52
Second Floor	388	36.05
TOTAL (NIA)	2,934	272.57

Rent

£9.95 Per Sq Ft

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Available on a new lease, direct from the landlord on a term to be agreed by negotiation.

Each party to bear their own professional and legal costs incurred throughout the legal process.

Business Rates

The billing authority is Buckinghamshire Council.

Rateable Value: £38,000

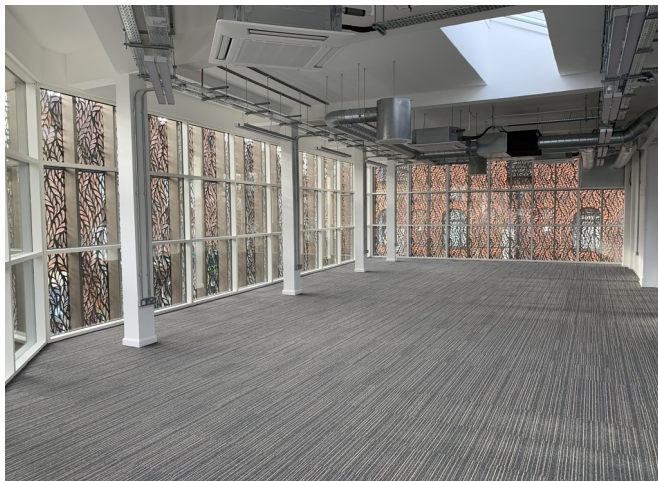
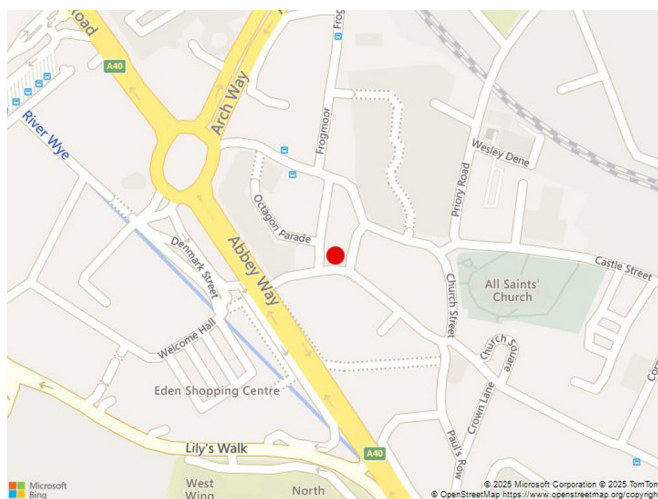
We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Energy Performance Rating

C-63

Viewing Arrangements:

Please contact us at Kempton Carr Croft, or our Joint Sole Agents at Chandler Garvey, for further information.



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