



6 Cliveden Office Village

Lancaster Road, Cressex Business Park, High Wycombe, HP12 3YZ

DETACHED OFFICE / HI TECH BUSINESS UNIT

2,590 to 5,784 sq ft
(240.62 to 537.35 sq m)

- Available as a whole or on a floor-by-floor basis
- Open Plan Accommodation
- Undergoing Refurbishment
- Suspended Ceilings with new LED Lighting
- Car Parking
- Suitable for Alternative Uses (STP)
- Raised Floors

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Summary

Available Size	2,590 to 5,784 sq ft
Rent	£17 per sq ft
Rates Payable	£36,608 per annum Based on 2023 valuation
Rateable Value	£71,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Description

The property comprises a self-contained two storey detached office building with attractive elevations of facing brickwork to full height. These also incorporate feature blockwork/columns and extensive glazing.

The floorplates are open plan and have the added benefit of suspended ceilings with new LED lighting, raised floors, comfort cooling and central heating system. There are male and female WC's situated on each floor, and both floors have services for the installation of a kitchen / teapoint.

Whilst the preference is to let the whole to a single party, consideration will be given to letting on a floor-by-floor basis.

Location

The Cliveden Office Village comprises six office buildings located around a central courtyard.

Cliveden Office Village is in a prominent position fronting Lancaster Way on the Cressex Business Park on the southern outskirts of High Wycombe, less than one mile from Junction 4 of the M40 motorway. High Wycombe town centre is also approximately 1.5 miles to the north, which is served by Chiltern Railways. A journey time to London Marylebone is approximately 35 minutes.

Accommodation

Name	sq ft	sq m
Ground	2,590	240.62
1st	3,194	296.73
Total	5,784	537.35

Terms

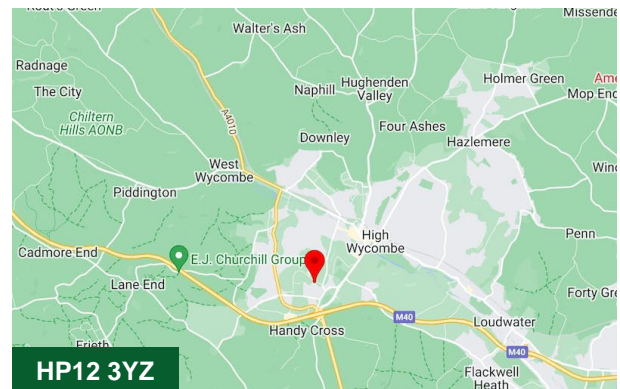
A new lease/s will be offered on terms to be agreed

Business Rates

Rateable Value 2023 £71,500

EPC

C-59

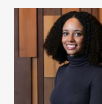


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