



## Oakridge House

Wellington Road, Cressex Business Park, High Wycombe, HP12 3PR

### **FULLY FURNISHED, SERVICED OFFICES**

**130 to 244 sq ft**  
(12.08 to 22.67 sq m)

- Flexible, rolling licences for 6 or 12 month terms
- Large free car park on site
- Breakout areas and kitchen facilities
- 24/7 access with security alarm
- Fast fibre internet
- Fully serviced suites include utilities, cleaning services, building maintenance and internet access.

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## Summary

<b>Available Size</b>	130 to 244 sq ft
<b>Rent</b>	£385.00 - £495.00 per month Based on a 12-month agreement.
<b>Business Rates</b>	Based on April 2023 valuation. Small business rates relief may apply.
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Oakridge House is an attractive building with garden set amongst trees. Located in a gated private road on Cressex Business Park less than a mile from Junction 4 of the M40 and close to High Wycombe's sports centre, shops, hotel and park & ride.

Each office suite is available fully furnished with 24/7 access, security alarm, balanced twin fibre internet, break out areas, kitchen and WC facilities. All offices have good natural light and there is a large free car park onsite available at a first come first serve basis.

## Location

Cressex Business Park is the premier business location in High Wycombe and junction 4 of the M40 motorway is within one mile.

Easy access is available to the town centre, where there are excellent retail and leisure facilities. The train service to and from London Marylebone has recently been upgraded, with a new fastest journey time of approximately 25 minutes.

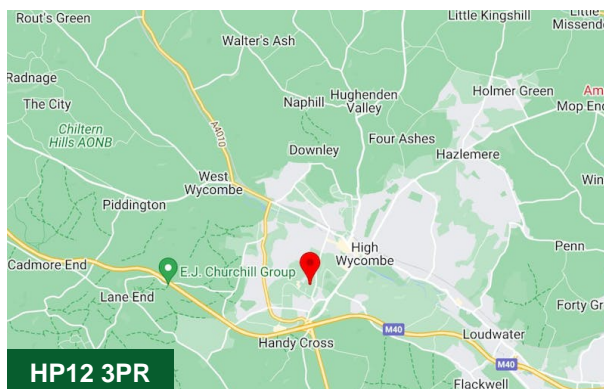
## Accommodation

Name	sq ft	sq m	Rates Payable
1st - Suite P (2 person office)	130	12.08	£760.98 /annum
Ground - Suite B	140	13.01	On Application
1st - Suite L (4-5 person office)	244	22.67	On Application
1st - Suite N (4 person office)	200	18.58	On Application
1st - Suite O (4 person office)	200	18.58	On Application
<b>Total</b>	<b>914</b>	<b>84.92</b>	

## Terms

Flexible, rolling licence for 6 or 12 month terms. Deposit of 2 months per office is required.

All heating, lighting, hot water, power, cleaning services, buildings maintenance, buildings insurance, car parking and post distribution costs are included within the month licence fee.



## Viewing & Further Information



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