



## Omega House

Buckingham Place 6 Bellfield Road, High Wycombe, HP13 5HW

**FULLY  
FURNISHED,  
SERVICED OFFICES**

**150 to 400 sq ft**  
(13.94 to 37.16 sq m)

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

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## Summary

<b>Available Size</b>	150 to 400 sq ft
<b>Business Rates</b>	Based on April 2023 valuation. Small business rates relief may apply.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Omega House is a modern purpose-built serviced office building, located within easy walking distance of the town centre. Situated close to the popular Eden shopping centre and bus station with High Wycombe railway station just a short distance away.

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

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London with excellent road communications.

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

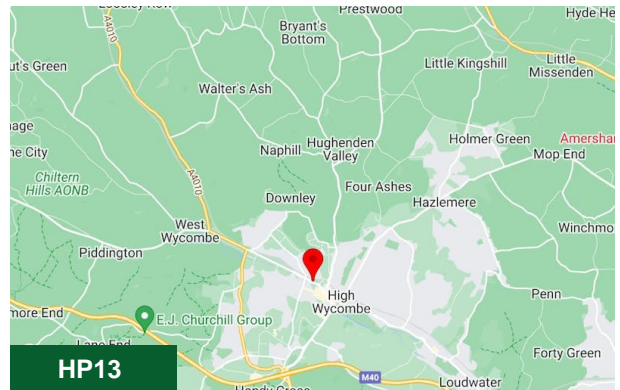
## Accommodation

Name	sq ft	sq m
Ground - Suite 2 (4 person office)	225	20.90
Ground - Suite 3 (3 person office)	178	16.54
1st - Suite 8 (4 person office)	200	18.58
2nd - Suite 13 (2 person office)	104	9.66
2nd - Suite 14 (4 person office)	190	17.65
2nd - Suite 16 (2 person office)	120	11.15
3rd - Suite 18 (2-3 person office)	150	13.94
<b>Total</b>	<b>1,167</b>	<b>108.42</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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