



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

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

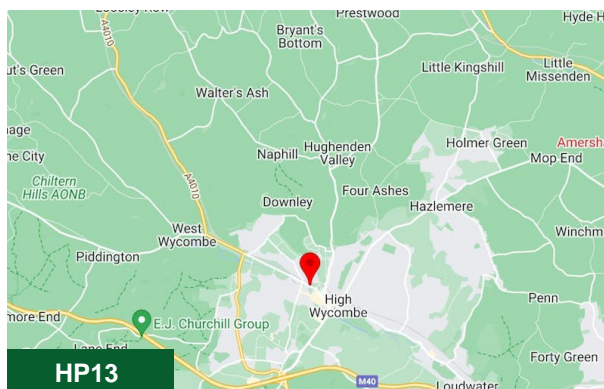
Accommodation

Name	sq ft
Ground - Suite 2 (4 person office)	225
Ground - Suite 3 (3 person office)	178
1st - Suite 8 (4 person office)	200
2nd - Suite 13 (2 person office)	104
2nd - Suite 14 (4 person office)	190
2nd - Suite 16 (2 person office)	120
3rd - Suite 18 (2-3 person office)	150
Total	1,167

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



Neave DaSilva

01494 446612 | 07827 908926
nds@chandlergarvey.com



James Garvey

01494 446612 | 07471996320
jg@chandlergarvey.com