



Ground & 1st floor, Unit 9 Anglo Business Park

Lincoln Road, Cressex Business Park, High Wycombe, HP12 3RH

Modern Office Suites

1,652 to 3,404 sq ft
(153.48 to 316.24 sq m)

- Fully carpeted, raised floors
- Suspended ceiling with recessed lighting
- 4 Car parking spaces per floor
- Kitchen area and WC's
- Electric Heating
- Available as a whole, or on a floor by floor basis

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Summary

Available Size	1,652 to 3,404 sq ft
Rent	£16.50 per sq ft Plus service charge and VAT
Rates Payable	£9,984 per annum First floor RV £22,000. Ground Floor RV £19,500
Rateable Value	£19,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

Modern ground and first offices located within High Wycombe's premier business park. Situated on the Cressex Business Park in High Wycombe which is approx. half a mile from the M40 (Junction 4) and 1 mile from High Wycombe town centre. Rental plus Service Charge (details on application) is subject to VAT.

The two floors are large open plan spaces, each with kitchen area and WC's. The suites are fully carpeted, have raised floors and suspended ceilings with recessed lighting throughout.

4 Car parking spaces are included for each floor.

The building is available on a floor by floor basis, or as a whole.

Location

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Accommodation

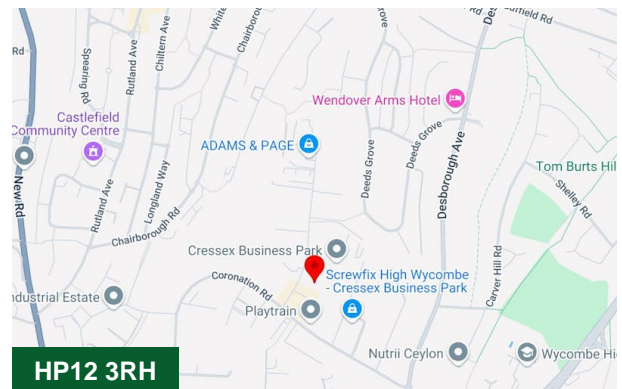
Name	sq ft	sq m	Availability
Ground - Office Suite	1,652	153.48	Available
1st - Office Suite	1,752	162.77	Available
Total	3,404	316.25	

Terms

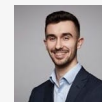
A new lease is available direct from the landlord on terms to be agreed.

Money Laundering / Identity Checks

Money laundering and Identity checks will be carried out on all tenants, and proof of identity documents will be required.



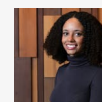
Viewing & Further Information



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