



chandler  
garvey

TO LET



## 2nd Floor, 1 Twyford Place

Lincolns Inn Office Village, High Wycombe, HP12 3RE

### 2ND FLOOR OFFICE SUITE

**1,212 sq ft**  
(112.60 sq m)

- Open plan environment
- Attractive courtyard development
- Raised floors and central heating
- Underfloor trunking
- Located on Cressex Business Park with excellent road and rail links

## Summary

Available Size	1,212 sq ft
Rent	£15.50 per sq ft
Rates Payable	£2,457.60 per annum
Rateable Value	£4,800
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)



## Description

Lincoln's Inn Office Village is located on Cressex Business Park, High Wycombe's premier business location within one mile of junction 4 of the M40 motorway. This attractive office development comprises 12 modern terraced office buildings, arranged around a spacious, landscaped central courtyard.

The suite is situated on the 2nd Floor and provides open plan offices with carpets, teapoint, central heating, door entry system, underfloor trunking and strip lighting. The male & female WC facilities are shared and located in the communal areas.

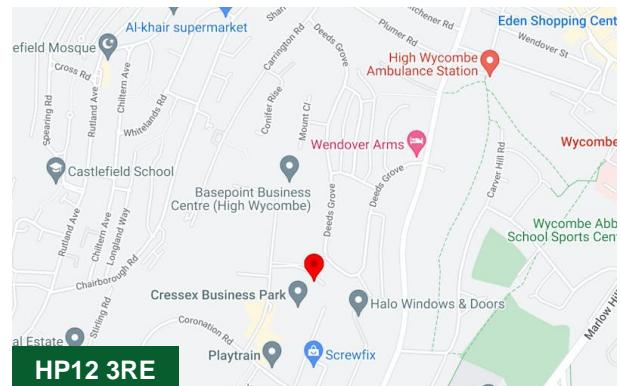
## Location

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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Office Suite	1,212	112.60	Available
<b>Total</b>	<b>1,212</b>	<b>112.60</b>	



## Terms

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

## Viewing & Further Information

 **James Garvey**  
01494 460258 | 07471996320  
jg@chandlergarvey.com

 **Neave DaSilva**  
01494 796054 | 07827 908926  
nds@chandlergarvey.com

**Mr Adrian Dolan (Duncan Bailey Kennedy)**  
01494 450951 | 07887 936117