



**25 High Street**  
High Wycombe, HP11 2AG

**TOWN CENTRE  
OFFICES - ALL  
INCLUSIVE RENT**

**128 to 680 sq ft**  
(11.89 to 63.17 sq m)

- Fully Refurbished Regency Town House Building
- Modern first floor office accommodation
- Superfast Broadband
- Fully equipped kitchen facilities
- Flexible Lease Terms
- Can be split to suit a smaller requirement



# 25 High Street, High Wycombe, HP11 2AG

## Summary

<b>Available Size</b>	128 to 680 sq ft
<b>Rent</b>	£40.00 per sq ft Rent is inclusive of service charge, utilities, broadband/internet and cleaning of common areas.
<b>Rateable Value</b>	£8,300 Small Business Rates relief will apply.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (64)

## Description

25 High Street forms part of a terrace of Regency properties built at the turn of the 19th Century and has recently been refurbished to provide modern office accommodation over all four floors.

Aldridge Suite is on the first floor, modern open plan office, which could be divided to provide small offices/meeting rooms, if required.

Cubbitt Suite is on the top floor with great views over High Wycombe. Available on a fixed term or monthly rolling Licence.

The all-inclusive rent includes superfast broadband, internet, shared access to kitchen (incl. tea and coffee), repair and cleaning of all common areas, utilities, intercom, personal lockable post/mail box and small business rates relief.

Discounted PAYG parking in the Eden Centre car park available, staff discounts in the Eden Centre and access to a suite of professional photos that can then be used for marketing/website.

## Location

Centrally located in High Wycombe High Street, close to Eden Shopping Centre and the other main retailing locations in the town. There are a multitude of car parking options close by.

High Wycombe is situated on the M40 in a strategic position within the Thames Valley, offering occupiers good road communication links to the M25 and M4 Motorways with Heathrow, as well as having good links to the West Midlands via the M40 going north. High Wycombe main line train station is only a few minutes' walk away with frequent services to London Marylebone.

## Accommodation

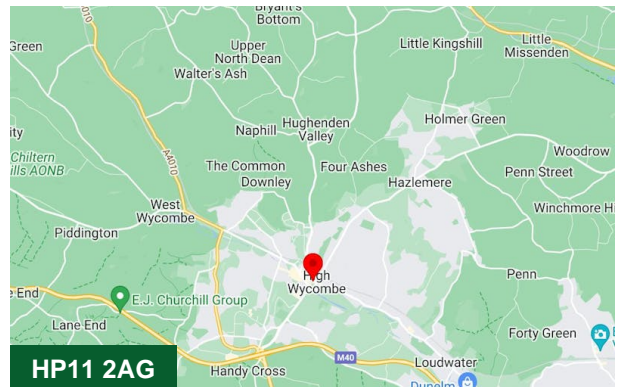
Name	Floor/Unit	Size	sq ft	sq m	Rent
Suite - Aldridge FF	Suite	-	680	63.17	Plus VAT
Suite - Cubbitt	Suite	-	128	11.89	-
<b>Total</b>			<b>808</b>	<b>75.06</b>	

## Terms

A new lease is offered on flexible terms to be agreed

## Business Rates

100% Rates relief should be available for all Small Businesses.



## Viewing & Further Information



### Neave DaSilva

01494 446612 | 07827 908926  
nds@chandlergarvey.com



### Marcus Smith

01494 796055 | 07471 996320  
ms@chandlergarvey.com