



## 1st Floor, Unit 10 Anglo Office Park

Lincoln Road, High Wycombe, HP12 3RH

### Modern Self Contained 1st Floor Office

**1,773 sq ft**  
(164.72 sq m)

- Refurbished Open Plan Layout
- Fully carpeted, raised floors
- Suspended ceiling with recessed LED lighting
- 4 x Car Parking Spaces Included
- Electric heating
- WC's

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## Summary

Available Size	1,773 sq ft
Rent	£16.50 per sq ft
Rates Payable	£10,496 per annum
Rateable Value	£20,500
Service Charge	£4 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

Located within High Wycombe's premier business park, Anglo Office Park is situated approx. half a mile from the M40 (Junction 4) and about 1 mile from High Wycombe town centre.

Unit 10 Anglo Office Park is a modern end of terrace office building in a courtyard setting with on-site parking.

The available 1st floor suite provides large open plan accommodation which has the benefit of raised floors, carpeting, electric heating, suspended ceilings with integrated LED lighting and it's own WC. The suite has excellent natural light with plenty of windows.

## 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.

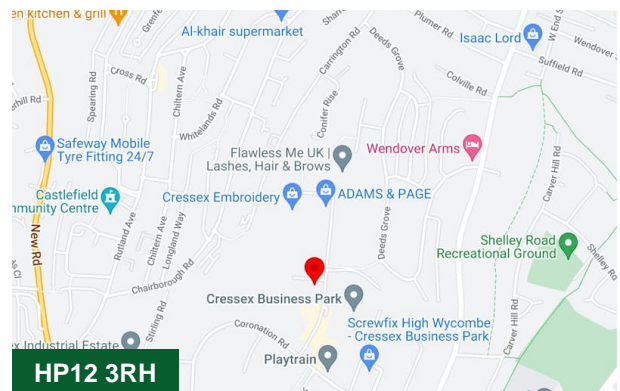
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
1st - Office Suite	1,773	164.72
<b>Total</b>	<b>1,773</b>	<b>164.72</b>

## Terms

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

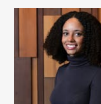


## Viewing & Further Information



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