



chandler
garvey

TO LET



1st Floor, Unit 3 Anglo Office Park

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

MODERN 1ST FLOOR OFFICE

1,023 sq ft
(95.04 sq m)

- Fully carpeted
- 3 x car parking spaces
- Potentially no business rates to pay
- 2 x partitioned meeting rooms
- Raised floors
- Suspended ceiling with recessed lighting

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Summary

Available Size	1,023 sq ft
Rent	£16.50 per sq ft
Rates Payable	£5,988 per annum Potentially No Business Rates Payable
Rateable Value	£12,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)



Description

A modern 1st floor office suite 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.

The suite provides open plan accommodation and benefits from fully carpeted raised floors, suspended ceilings with recessed lighting, a kitchen, WC and car parking.

Location

Located within High Wycombe's premier business park, Anglo Office Park is situated about half a mile from the M40 (junction 4) and about 1 mile from high Wycombe town centre. The mainline railway provides services to London Marylebone with a fast train time of 27 minutes.

Accommodation

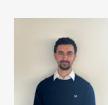
Name	sq ft	sq m	Availability
1st - Office Suite	1,023	95.04	Available
Total	1,023	95.04	

Terms

A full repairing and insuring lease is available direct from the landlord on terms to be agreed.



Viewing & Further Information



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