



The Mill House

1 Soho Mills, Wooburn Green, High Wycombe, HP10 0PF

Refurbished Office Building

3,783 sq ft
(351.45 sq m)

- Long Leasehold Interest For Sale
- Recently Refurbished
- Access to Car Parking
- Part vacant / Part occupied building providing income to Sept 2025
- Would suit Owner Occupiers & Investors
- Within easy walking distance to local amenities

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Summary

Available Size	3,783 sq ft
Price	Offers in the region of £1,150,000
Rates Payable	£5 per sq ft Each portion of the building is separately assessed - small business rates relief may apply
Service Charge	N/A
EPC Rating	E (115)

Description

Originally the estate office for a local paper mill, one of the largest in Buckinghamshire, Mill House has long been an important part of the local community. From Paper Mill to the present day, the red brick, light-filled building has recently undergone a full refurbishment and internal refit.

A part of the building (c25%) is currently let out to ACS Technologies Ltd on a sub-lease due to expire in September 2025. The remaining parts of the building (c75%) currently comprise fully furnished offices and break out areas used by a serviced office provider, however, vacant possession could be provided.

The offices currently offer full climate control, Wi-Fi, fast fibre connectivity, telephony and 24/7 access. Additional facilities offered include hot desks, co-working opportunities, break out areas, fully equipped kitchen, bookable meeting rooms etc. Fixtures and fittings could be made available to a new owner for an additional cost.

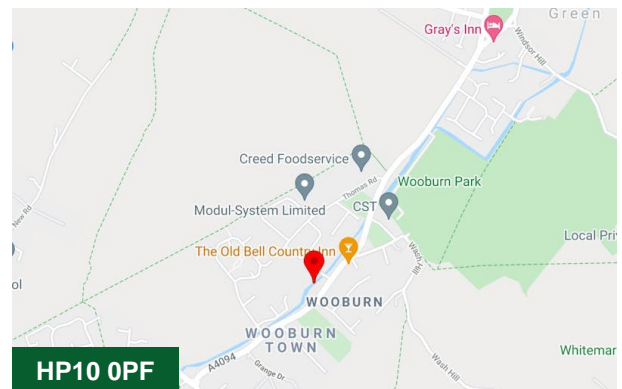
Location

Mill House is approximately 7 minutes by car from the M40 at Junction 2 (Beaconsfield), with Heathrow Airport and London just 30 minutes away by car. Public transport is available and links are set to get even better, with the Elizabeth Line opening in 2022. A journey from nearby Taplow Station to Bond Street station in central London will take just 38 minutes. Alternatively, nearby Beaconsfield Station to Marylebone takes just 31 minutes.

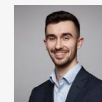
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,255	209.50	Available
1st	1,528	141.96	Available
Total	3,783	351.46	



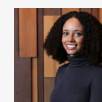
Viewing & Further Information



James Garvey

01494 460258 | 07471996320

jg@chandlergarvey.com



Neave DaSilva

01494 796054 | 07827 908926

nds@chandlergarvey.com