



## 11 Bull Lane

High Wycombe, HP11 2DL

### 1st & 2nd FLOOR OFFICES

**2,892 sq ft**  
(268.68 sq m)

- Modern Open Plan Design
- Air Conditioning & LED Lighting
- Exposed Services
- Excellent natural light
- Fitted kitchen
- Accessible WC's

# 11 Bull Lane, High Wycombe, HP11 2DL

## Summary

Available Size	2,892 sq ft
Rent	£16 per sq ft
Business Rates	tbc
Service Charge	tbc
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	2,530	235.04	Available
2nd - Office	362	33.63	Available
<b>Total</b>	<b>2,892</b>	<b>268.67</b>	

## Description

The property forms part of a recent commercial development that completed in 2020.

The available accommodation comprises offices over 1st & 2nd floors with it's own self-contained ground floor entrance. The accommodation presents well and is modern in design.

The office is predominantly open plan, although there is a single glazed partitioned office in one corner, and two separate rooms situated on the 2nd floor that could either be used as offices, storage or break out areas. The offices have the benefit of carpets, exposed services, that include air-conditioning, dropped LED lighting and an impressive open plan kitchen. The 1st floor has excellent natural light with full height glazing to the front and a large skylight to the rear.

The property has the benefit of a platform access lift, disabled WC on the 1st floor, with additional male and female WC's on the 2nd Floor.

## Location

The property is situated within the heart of the town centre, above Robertos (the new Italian café bar / restaurant) and opposite the Eden Shopping Centre. High Wycombe town centre has an extensive range of retail and leisure facilities. It 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.

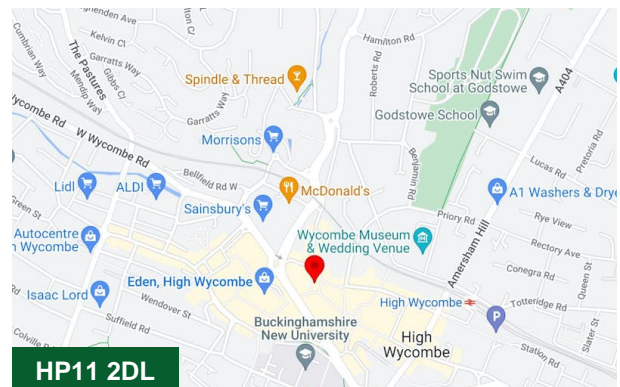
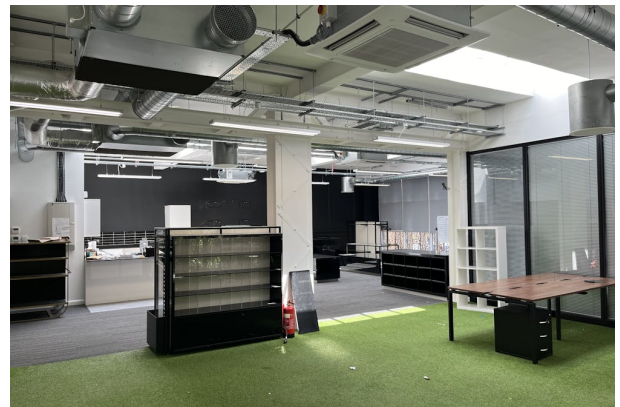
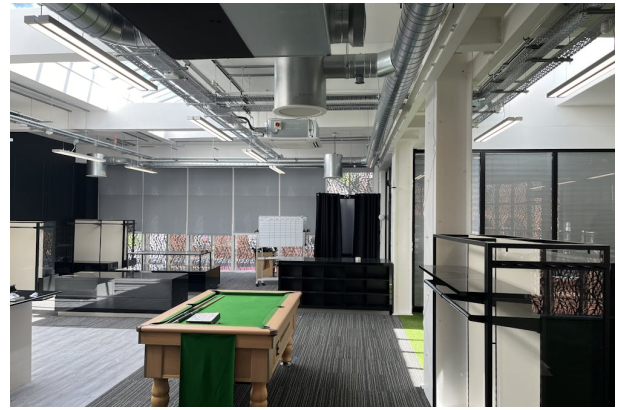
Both the bus and train stations are within easy walking distance of the property.

## Terms

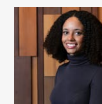
To be let on a new Lease direct with the Landlord on terms to be agreed.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

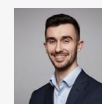


## Viewing & Further Information



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