



## 20A Soho Mills

Wooburn Green, High Wycombe, HP10 0PF

### FIRST FLOOR OFFICE WITH PARKING

**780 sq ft**  
(72.46 sq m)

- Air conditioning
- Central Heating
- Kitchen and WC accommodation
- Onsite Parking
- Conveniently located close to junction 3 of the M40 motorway and with easy links to the A404M

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## Summary

Available Size	780 sq ft
Rent	£11,500 per annum
Rates Payable	£5,114.75 per annum
Rateable Value	£10,250
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

## Description

Located on the popular Soho Mills Industrial Estate in Wooburn Green, unit 20A comprises a open plan 1st floor office. The office has suspended ceilings, recessed tube lighting, air conditioning, central heating, carpets, kitchen and shared use of WC's off the ground floor lobby.

Car parking is provided to the front of the building with additional shared access to the communal car park.

## Location

Soho Mills Industrial Estate is ideally situated just off Town Lane opposite Wooburn Green Park. Approximately 7 minutes from the M40 at junction 2 (Beaconsfield) or 10 minutes from junction 4 (High Wycombe). It is no more than 30 minutes from London, situated in the beautiful Buckinghamshire countryside.

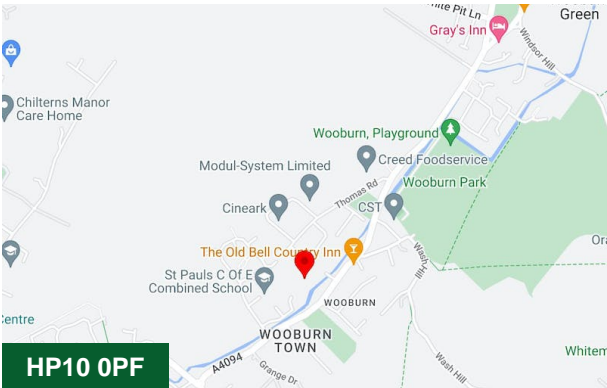
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Offices	780	72.46	Available
Total	780	72.46	

## Terms

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



## Viewing & Further Information



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