



## Beechwood Hall

Kingsmead Road, High Wycombe, HP11 1JL

### REVISED PRICING

**19,833 sq ft**  
(1,842.55 sq m)

- Grade II listed
- Approx. 85 x Car Spaces
- Mixed open plan/individual room layout
- Meeting rooms & Breakout areas
- Suitable for a variety of uses (STP)
- Landscaped Grounds
- Close to M40 Junction 3

# Beechwood Hall, Kingsmead Road, High Wycombe, HP11 1JL

## Summary

Available Size	19,833 sq ft
Price	£4,000,000.00
Rates Payable	£90,624 per annum Based on April 2023 valuation.
Rateable Value	£177,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

## Description

The property comprises a Grade II Listed office building that has been carefully extended to provide a mix of both modern open plan accommodation and more traditional individual room accommodation.

The older part of the building is currently used for the main entrance, meeting rooms, private offices and some storage. The WC's, staircase and lift are also situated in this central core.

The modern wings provide predominantly open plan office accommodation, although there are various demountable partitioned offices insitu. Half of the ground floor is currently used as a breakout/kitchen area leading out to a terrace.

## Location

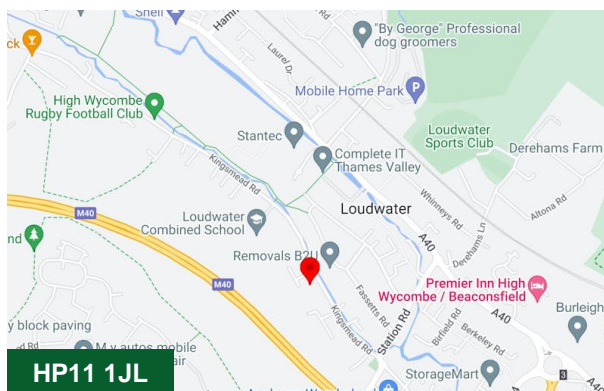
Beechwood Hall is situated in a mixed-use area, to the west of High Wycombe in Loudwater. It sits on a prominent elevated position off the Kingsmead Road in a site of c1 acre surrounded by mature landscaped grounds and car park.

The location is only a few hundred yards from the A40 linking High Wycombe and Beaconsfield. Junction 3 M40 Motorway is also around the corner which provides easy access onto the wider Motorway networks. There are local bus routes close by too.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	7,154	664.63	Available
1st	7,310	679.12	Available
2nd	5,369	498.80	Available
<b>Total</b>	<b>19,833</b>	<b>1,842.55</b>	



## Viewing & Further Information



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