



Second Floor 2 Twyford Place

Lincolns Inn Office Village, High Wycombe, HP12 3RE

SECOND FLOOR OFFICE SUITE

1,242 sq ft
(115.39 sq m)

- Open plan environment
- Attractive courtyard development
- Raised floors and central heating
- Underfloor trunking
- Located on Cressex Business Park with excellent road and rail links

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Summary

Available Size	1,242 sq ft
Rent	£15.50 per sq ft
Rates Payable	£4,890.20 per annum 2023 valuation - small business rates relief should apply
Rateable Value	£9,800
Service Charge	£7.25 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

Lincoln's Inn Office Village is located on Cressex Business Park, High Wycombe's premier business location within one mile of junction 4 of the M40 motorway. This attractive office development comprises 12 modern terraced office buildings, arranged around a spacious, landscaped central courtyard.

The suite is situated on the 2nd Floor and provides access to the balcony at the front of the building. The accommodation comprises open plan offices with carpets, teapoint, central heating, door entry system, underfloor trunking and strip lighting. The male & female WC facilities are shared and located in the communal areas.

Location

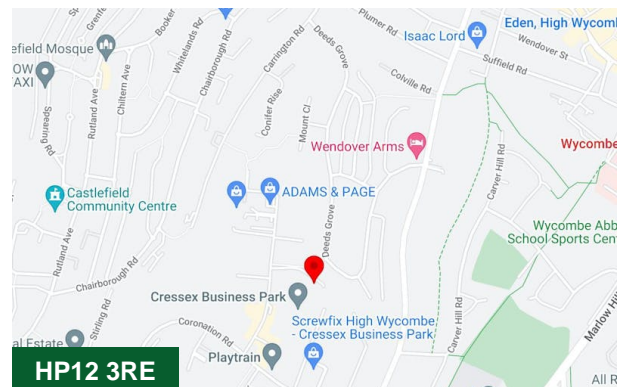
High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Accommodation

Name	sq ft	sq m	Availability
2nd - Office Suite	1,242	115.39	Available
Total	1,242	115.39	

Terms

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



Viewing & Further Information



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