



chandler  
garvey

TO LET



## 1st Floor, Unit 9 Anglo Office Park

Lincoln Road, High Wycombe, HP12 3RH

**MODERN SELF-  
CONTAINED FIRST  
FLOOR OFFICE  
SUITE**

**1,752 sq ft**

**(162.77 sq m)**

- Fully carpeted, raised floors
- Suspended ceiling with recessed lighting
- 4 x Car Parking Spaces Included
- Electric heating
- Meeting Rooms
- Kitchen

## Summary

Available Size	1,752 sq ft
Rent	£16.50 per sq ft
Rates Payable	£10,978 per annum
Rateable Value	£22,000
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)



## Description

Located within High Wycombe's premier business park, Anglo Office Park is situated approx. half a mile from the M40 (Junction 4) and about 1 mile from High Wycombe town centre.

Unit 9 Anglo Office Park is a modern terraced office building in a courtyard setting with on-site parking.

The available 1st floor suite provides accommodation which has the benefit of raised floors, carpeting, electric heating, suspended ceilings with integrated lighting, meeting rooms, kitchen and WC. The suite has excellent natural light with plenty of windows. There are 4 x car spaces available with the office.



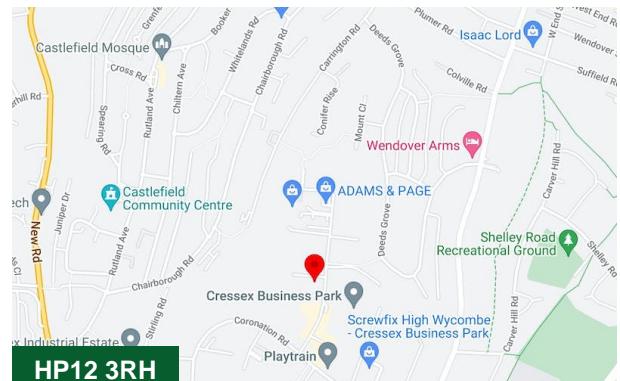
## Location

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

The accommodation comprises of the following

Name	sq ft	sq m	Total month
1st - Office Suite	1,752	162.77	£2,409
<b>Total</b>	<b>1,752</b>	<b>162.77</b>	<b>£2,409</b>



## Terms

A new lease is available on terms to be agreed.

## Viewing & Further Information



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