



Suite H1, Artisan, Hillbottom Road, High Wycombe, HP12 4HJ

To Let | 2,088 sq ft

MODERN 2nd FLOOR OFFICES WITH PARKING



**Suite H1, Artisan, Hillbottom Road,
High Wycombe, HP12 4HJ**

TO LET

Summary

- Size: 2,088 sq ft
- Rent: £36,540 per annum
- EPC: D (97)

Further information

- [View details on our website](#)
- [Microsite](#)

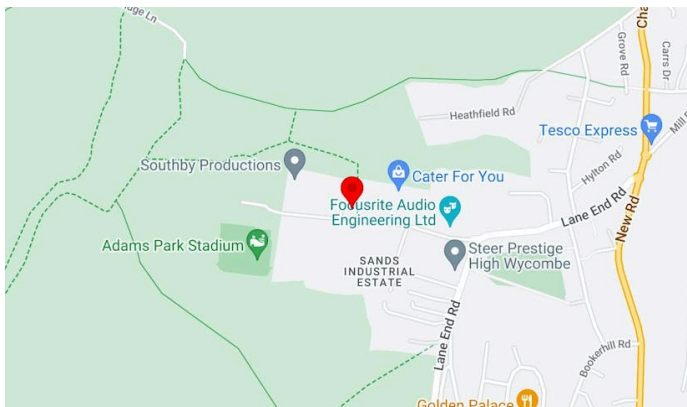
Viewings and Further Information



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Description

Artisan provides a secure self-contained office building within seven acres of landscaped grounds. The property benefits from an inhouse restaurant/café, meeting room facilities, passenger lift and 24-hour security.

The office is situated on the second floor, in a corner position with windows on two sides providing excellent natural light. The office is open plan with a small teapoint and is currently fully furnished. There is the potential for a new tenant to take over this existing furniture, and have a ready made 'office suite' with minimal initial outlay and expense.

The office has the benefit of 10 car parking spaces.

Location

Artisan occupies a prominent position at the junction of Lane End Road and Hillbottom Road, west of High Wycombe town centre. Junction 4 of the M40 is approximately 2.3 miles, and the town centre with mainline rail station serving London Marylebone is located approximately 2.7 miles distant.

Terms

© Chandler Garvey. SUBJECT TO CONTRACT. These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated. Generated on 11/12/2025



Tenant Act 1954 part II, from January 2023. There is a tenant break clause due in January 2028 (on 6 months prior notice) and a rent review. The passing rent is £36,540 pa exclusive.

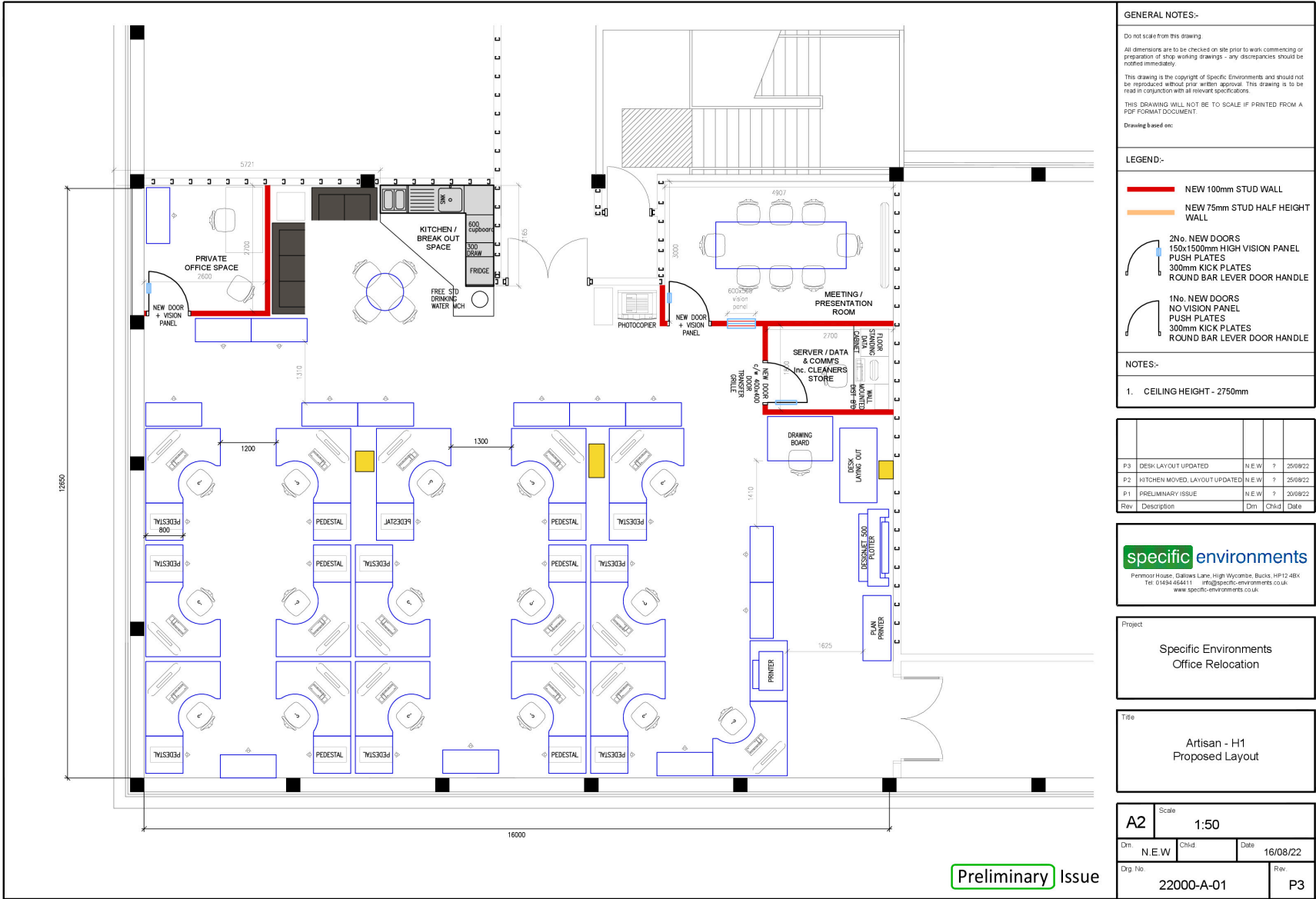
Prospective tenants will need to provide proof of identity and residence.

VAT

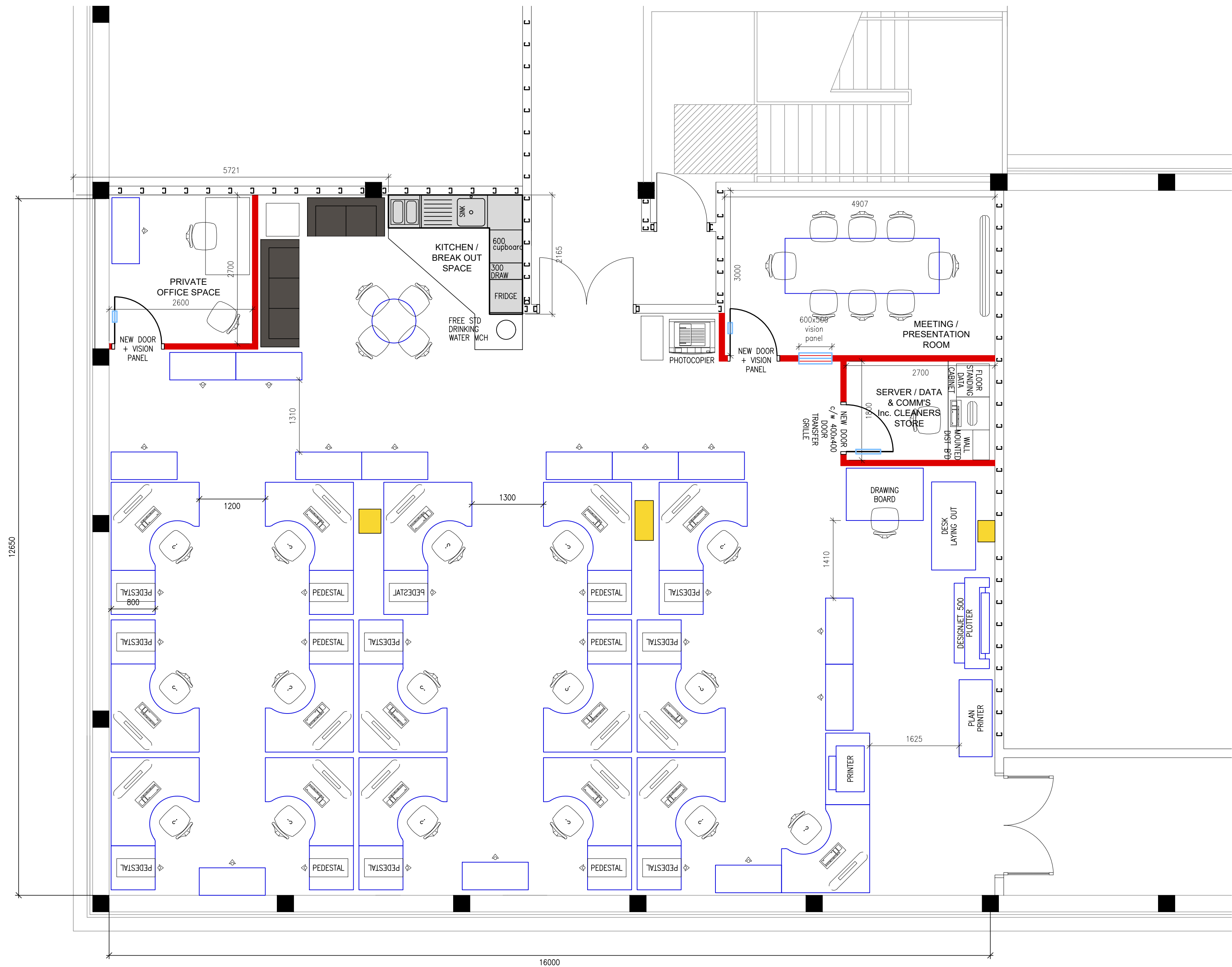
Applicable

Legal fees

Each party to bear their own costs







GENERAL NOTES:-

Do not scale from this drawing.

All dimensions are to be checked on site prior to work commencing or preparation of shop working drawings - any discrepancies should be notified immediately.

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THIS DRAWING WILL NOT BE TO SCALE IF PRINTED FROM A PDF FORMAT DOCUMENT.

Drawing based on:

LEGEND:-

- NEW 100mm STUD WALL
- NEW 75mm STUD HALF HEIGHT WALL
- 2No. NEW DOORS
150x1500mm HIGH VISION PANEL
PUSH PLATES
300mm KICK PLATES
ROUND BAR LEVER DOOR HANDLE
- 1No. NEW DOORS
NO VISION PANEL
PUSH PLATES
300mm KICK PLATES
ROUND BAR LEVER DOOR HANDLE

NOTES:-

- CEILING HEIGHT - 2750mm

Rev	Description	Drn	Chkd	Date
P3	DESK LAYOUT UPDATED	N.E.W	?	25/08/22
P2	KITCHEN MOVED, LAYOUT UPDATED	N.E.W	?	25/08/22
P1	PRELIMINARY ISSUE	N.E.W	?	20/08/22

specific environments

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Project

Specific Environments
Office Relocation

Title

Artisan - H1
Proposed Layout

A2	Scale			1:50		
	Drn.	N.E.W	Chkd.	Date	16/08/22	
Drg. No.				22000-A-01	Rev.	P3

Preliminary Issue