



Polish House, Forest Way, High Wycombe, HP13 7JF

**To Let | 4,642 sq ft**

Self-contained commercial building with 1 bedroom apartment

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### TO LET

#### Summary

- Size: 4,642 sq ft
- Rent: £55,000 per annum
- Rates payable: £1.71 per sq ft
- Rateable value: £14,500

#### Further information

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

#### Viewings and Further Information



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#### Description

The property is brick built nestled in a predominantly residential area. The ground floor consists of two function rooms there is also a main hall with access to toilet facilities, kitchen and some storage rooms. The first floor has two rooms for commercial use adjacent to the 1 bedroom apartment. The property boasts a large car parking area with good access and 2 external garages.

The property includes a separate 1-bedroom flat above with access through a shared entrance with the ground floor space.

#### Location

Micklefield is predominantly residential area located east of High Wycombe with good access to the A40.

High Wycombe town centre is just down the road with an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

#### Terms

New lease direct with the landlord

#### Money Laundering and Identity Checks

