

**TO LET**  
**GRADE A OFFICE SPACE**  
3,928 sq ft 365 sq m



**First Floor Left Wing**  
Hampden Court  
Kingsmead Business Park  
High Wycombe HP11 1JU

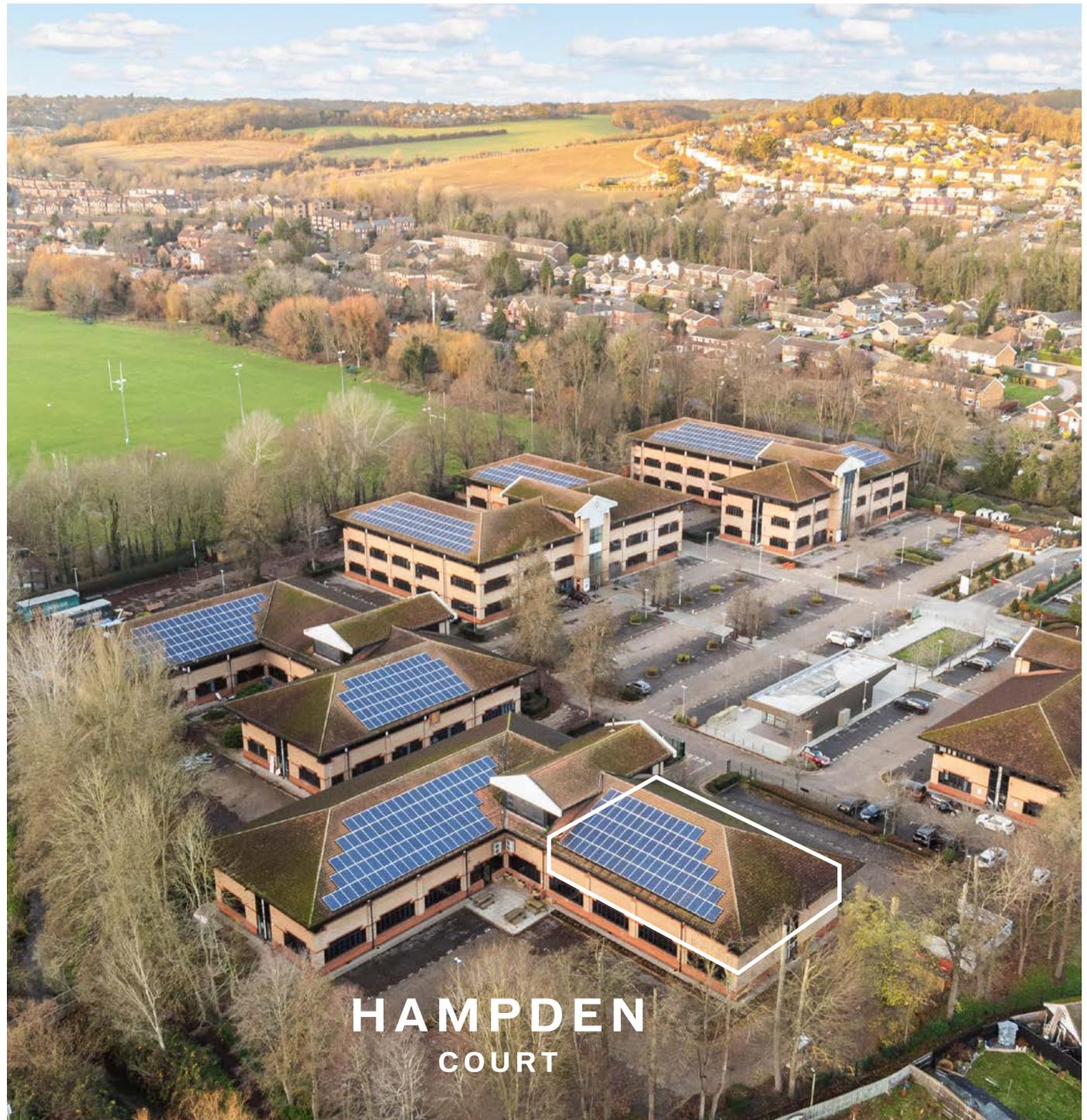
**HAMPDEN**  
**COURT**

# KINGSMEAD

Kingsmead Business Park stands as High Wycombe's premier office location, offering modern and high-quality office space.

Strategically located on the A40 between High Wycombe Town Centre and Junction 3 of the M40, Kingsmead Business Park provides a landscaped setting for Grade A office accommodation.

The suite at Hampden Court includes parking facilities, ensuring convenient access for staff and visitors alike.

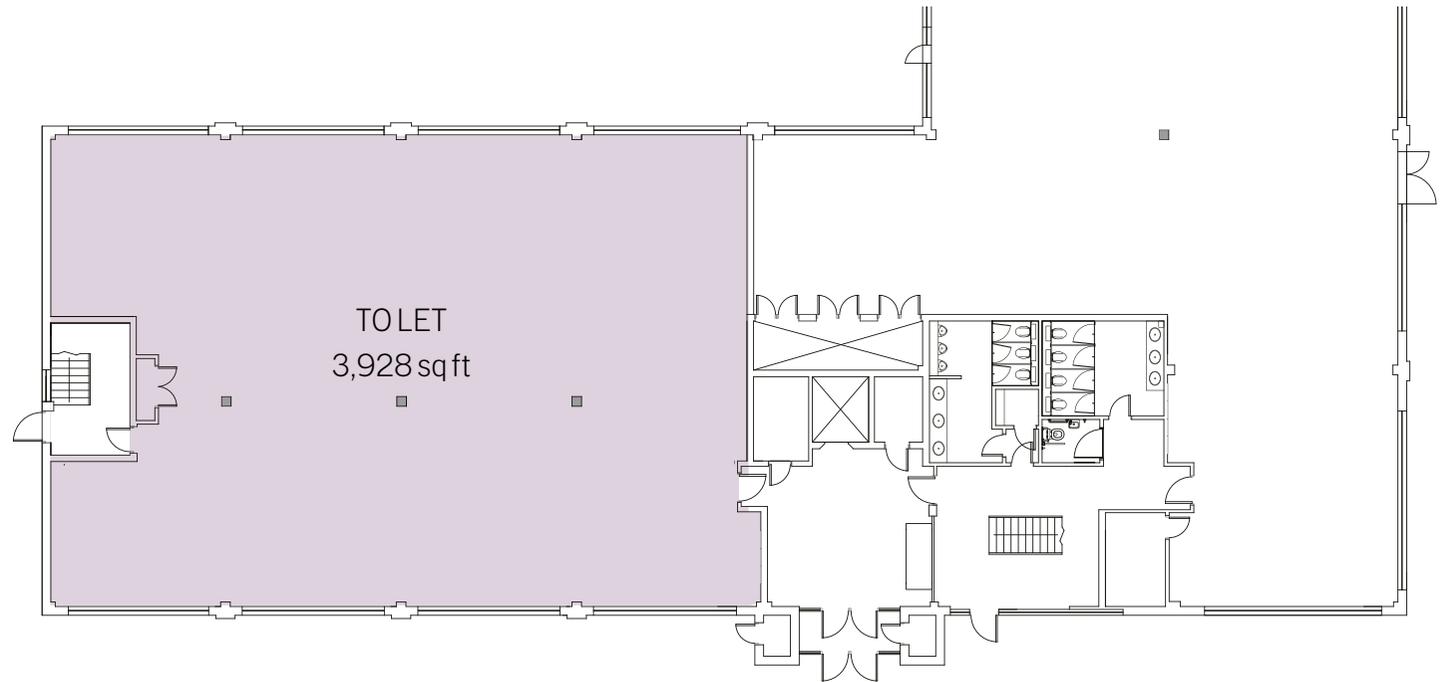


# HAMPDEN COURT

## FIRST FLOOR SUITE

The first floor suite on the left hand side at Hampden Court encompasses 3,928 sq ft and is immediately available.

This suite features air conditioning, raised floors, carpeting, and suspended ceilings throughout, all contributing to a comfortable and efficient working environment.



Raised floors



Suspended ceilings



Air conditioned



Carpeted



13 parking spaces



EPC C



# LOCATION

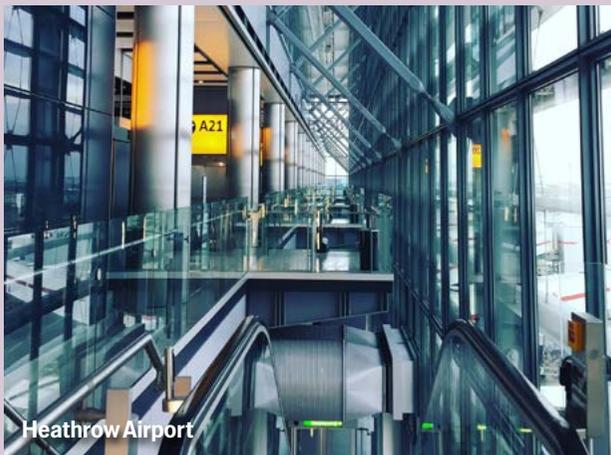
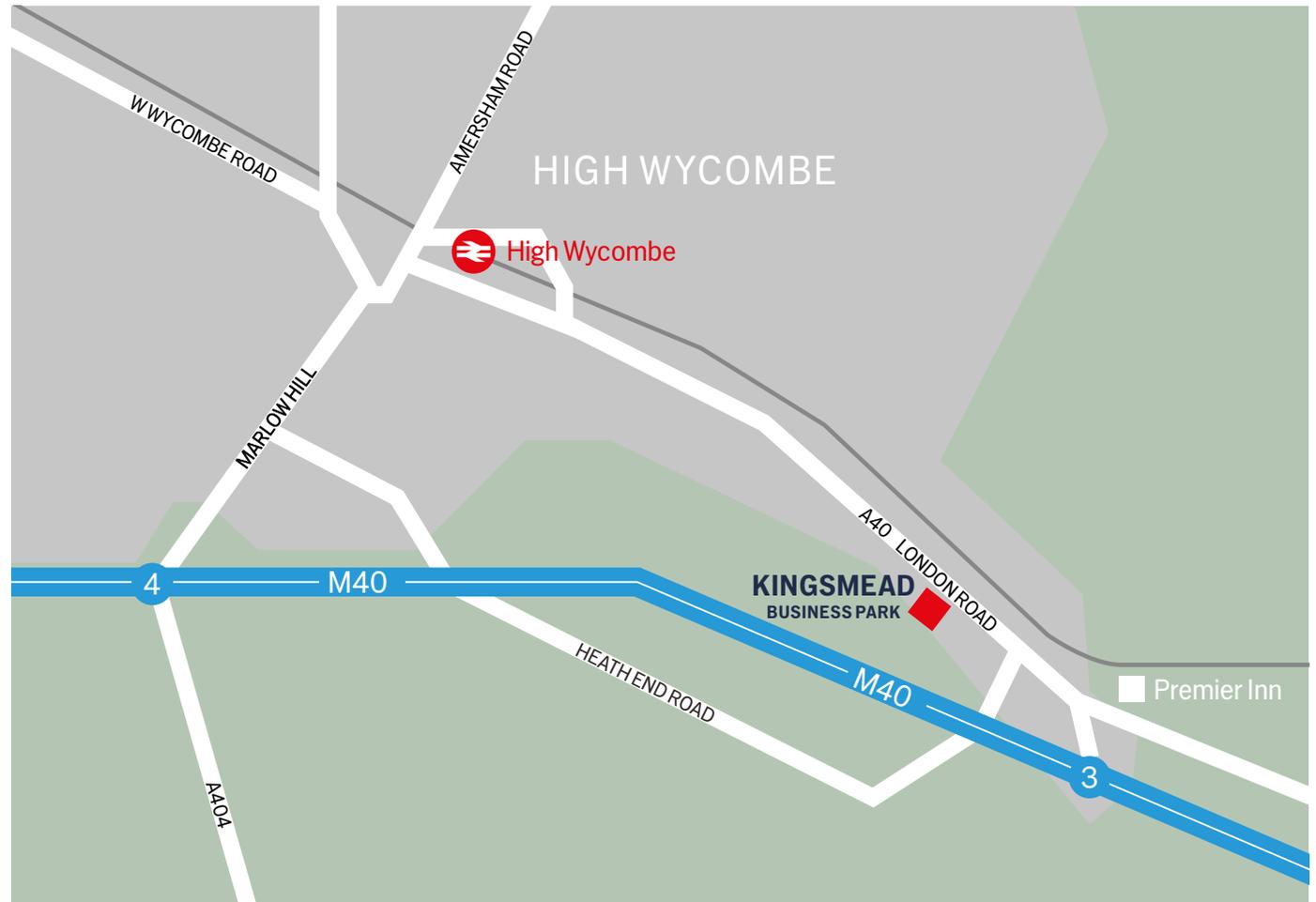
Located on the Kingsmead Business Park on the London Road (A40) the property enjoys excellent road and rail links.

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 Thames Valley region.

There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.



Destination	miles	Destination	mins
Heathrow Airport	17	London Marylebone	25
Reading	20	London West End	45
London	30	Oxford	45
Birmingham	98	Birmingham	90



Heathrow Airport



M40 J3



Marylebone Station Chiltern Railways

# TERMS

The floor is available to let on a new lease direct from the landlord.

Rent on application.

## Viewing

By appointment only through the sole letting agents:



**Joanna Kearvell**

07887 793030

[jk@chandlergarvey.com](mailto:jk@chandlergarvey.com)

**James Garvey**

07827 908926

[jg@chandlergarvey.com](mailto:jg@chandlergarvey.com)

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