



2 Twyford Place, Lincolns Inn, High Wycombe, HP12 3RE

To Let | 4,696 sq ft

Flexible Short Terms Offices To Let



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TO LET

Summary

- Service charge: n/a
- Size: 4,696 sq ft
- Rent: From £9.75
- EPC: C

Further information

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

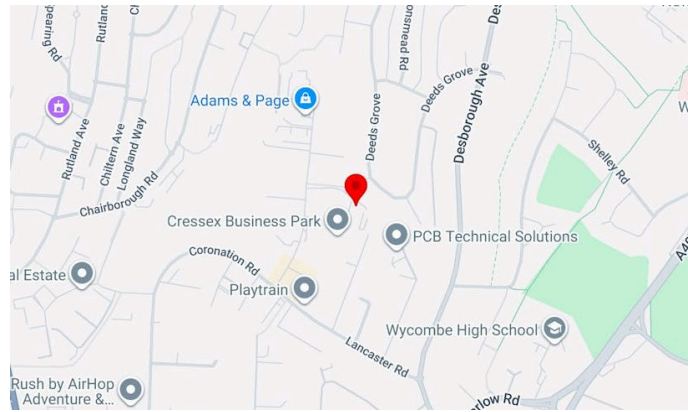
Viewings and Further Information



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Specification

- Flexible short-terms
- Furnished options available
- Multi Storey Car Park
- Potential for alternative uses (STP)
- Additional Buildings also available onsite
- Central Cressex Business Park location

Description

2 Twyford Place is situated on Lincolns Inn Office Village and comprises a mid-terraced self contained office building arranged over ground and three upper floors.

Internally the property provides modern office accommodation, benefitting from raised floors, suspended ceilings, central heating, double glazing and good natural light.

There is a 3-storey car park, which together with the surface car parking providing the building with c18 x car spaces, at an excellent ratio of c.1:261sq ft.



Location

Lincolns Inn Office Village is situated off Lincoln Road within Cressex Business Park, approximately 1.5 miles to the south west of the town centre. The surrounding area is made up of commercial and residential uses, and benefits from excellent connectivity, with Junction 4 of the M40 only 1 mile to the south. High Wycombe town centre boasts an array of retail and leisure facilities, including the Eden Shopping Centre.

The town's proximity to London, excellent communication links, strong educational facilities and attractive rural surroundings have made High Wycombe a very popular location for people to live and work.

VAT

Applicable

Legal fees

Each party to bear their own costs

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Suite	1,140	105.91
1st - Suite	1,236	114.83
2nd - Suite	1,242	115.39
3rd - Suite	1,078	100.15
Total	4,696	436.28

