



## 2nd Floor, 3-4 Twyford Place

Lincolns Inn Office Village, Lincoln Road, High Wycombe, HP12 3RE

### **SECOND FLOOR OFFICE SUITE**

**1,887 sq ft**  
(175.31 sq m)

- Open plan environment
- Attractive courtyard development
- Raised floor and central heating
- Underfloor trunking
- Located on Cressex Business Park with excellent road and rail links

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## Summary

Available Size	1,887 sq ft
Rent	£15.50 per sq ft
Rates Payable	£7,680 per annum Based on April 2023 valuation.
Rateable Value	£15,000
Service Charge	£5.75 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

## Description

Lincoln's Inn Office Village is located on Cressex Business Park, High Wycombe's premier business location within one mile of junction 4 of the M40 motorway. This attractive office development comprises 12 modern terraced office buildings, arranged around a spacious, landscaped central courtyard.

The suite is situated on the 2nd Floor of Building 3-4 Twyford Place. The accommodation comprises open plan offices with carpets, teapoint, central heating, door entry system, underfloor trunking and strip lighting. The male & female WC facilities are shared and located in the communal areas.

## 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 the following areas:

Name	sq ft	sq m	Availability
2nd - Office Suite	1,887	175.31	Available
Total	1,887	175.31	

## Terms

A new lease direct from the landlord on terms to be agreed.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



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