



## The Three Pines

Church Road, High Wycombe, HP10 8EG

### ALL-INCLUSIVE OFFICES

**118 to 468 sq ft**  
(10.96 to 43.48 sq m)

- SHORT TERM CONTRACT
- X1 CAR PARK SPACE PER SUITE
- SHARED KITCHEN
- UTILITIES INCLUDED
- PERIMETER TRUNKING
- CENTRAL HEATING
- FURNISHED

# The Three Pines, Church Road, High Wycombe, HP10 8EG

## Summary

|                |                       |
|----------------|-----------------------|
| Available Size | 118 to 468 sq ft      |
| Rent           | £35 per sq ft         |
| Business Rates | Inclusive of the rent |
| Service Charge | Inclusive of the rent |
| VAT            | Upon Enquiry          |
| EPC Rating     | Upon enquiry          |

## Description

THE BUILDING COMPRISES OF THREE GROUND FLOOR OFFICE SUITES AVAILABLE INDIVIDUALLY OR IN COMBINATION.

The kitchen and toilet facilities are shared with the first floor tenants. Car parking is available at the front of the building.

## Location

The property is prominently located on Church Road, Penn in an almost entirely residential setting. Penn is very attractive village and a highly sought after residential location, close to Beaconsfield (3 miles) and Amersham (5 miles). Penn has a range of local amenities, including several well know pubs and restaurants, as well as local retail outlets. High Wycombe town centre is 4 miles away and easy access is available to the A40 and M40. There are excellent rail services available from Beaconsfield and High Wycombe, with a fastest journey time to London Marylebone of under 25 minutes.

## Accommodation

The accommodation comprises the following areas:

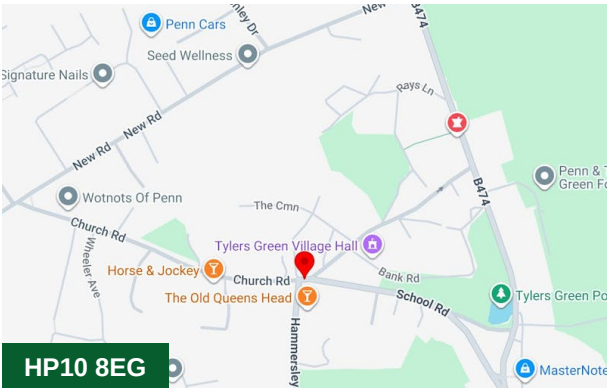
| Name              | sq ft | sq m  | Rent          | Availability |
|-------------------|-------|-------|---------------|--------------|
| Ground - Office 1 | 207   | 19.23 | £7,245 /annum | Available    |
| Ground - Office 2 | 118   | 10.96 | £4,130 /annum | Available    |
| Ground - Office 3 | 143   | 13.29 | £5,005 /annum | Available    |
| Total             | 468   | 43.48 |               |              |

## Terms

Flexible terms available direct from the Landlord. Terms from 1 year.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



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