



2 Bishops Court

Lincolns Inn Office Village, Cressex Business Park, High Wycombe, HP12 3RE

FOUR-STOREY SEMI-DETACHED OFFICE BUILDING

3,606 sq ft
(335.01 sq m)

- Open plan/cellular office space over four floors
- Attractive courtyard development
- Double doors for goods access
- Raised floors and central heating
- 11 x parking spaces included
- Located on Cressex Business Park with excellent road and rail links

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Summary

Available Size	3,606 sq ft
Price	£625,000
Business Rates	Each floor separately assessed and within thresholds for small business rates relief
Service Charge	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	£3 per sq ft
EPC Rating	C

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 building provides an attractive mixture of open plan and cellular office space situated over four floors, with access to the building via a door entry system or direct access to the ground floor suite via double doors.

Location

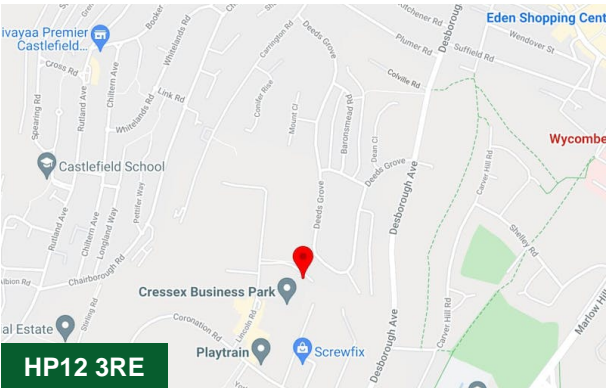
High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Business Rates

Each floor separately assessed and within thresholds for small business rates relief. For further information regarding your Rates Payable please contact your Local Authority.

EPC

Rated by floor: 1st Floor - C59, 2nd Floor - C52 and 3rd Floor - C61



Viewing & Further Information



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