

chandler garvey

Anglo Business Park, Lincoln Road, High Wycombe, HP12 3RH

To Let | 1,894 to 3,766 sq ft

SUITABLE FOR OFFICES, RETAIL, FITNESS,MEDICAL OR FINANCIAL SERVICES

Anglo Business Park, Lincoln Road, High Wycombe, HP12 3RH

TO LET

Summary

- Service charge: n/a
- Size: 1,894 to 3,766 sq ft
- Rent: £16.50 per sq ft
- Rates payable: see availability table

Further information

- View details on our website
- Microsite

Viewings and Further Information



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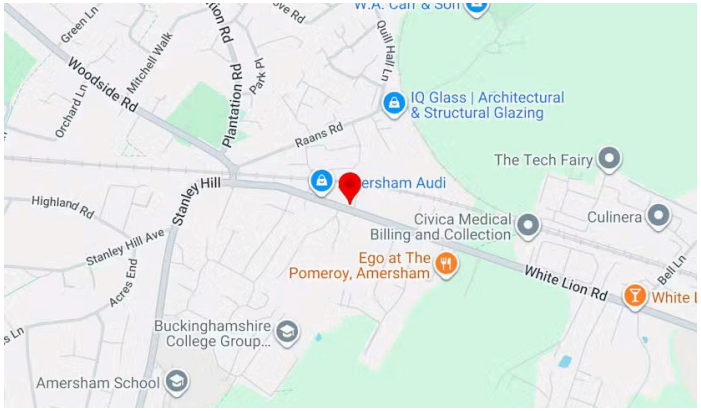



Specification

- Onsite parking spaces
- Fully carpeted
- Air conditioning
- Full accessed raised floors
- Suspended ceilings & recessed lighting
- WC & Kitchennette

Description

Modern office spaces are available at Anglo Business Park, within the established Cressex Business Park.

The offices are predominantly open plan, with some spaces benefiting from partitioned offices. They are carpeted and feature air conditioning, raised floors, suspended ceilings, recessed lighting, WCs and a kitchenette. Onsite car parking is also available.

Location

High Wycombe is strategically positioned on the M40, around 30 miles west of Central London, with strong road links to other principal towns across the Greater Thames Valley. The business park is approximately half a mile from M40 Junction 4 and around one mile from High Wycombe town centre.

High Wycombe railway station provides regular services to London Marylebone, with a fastest journey time of approximately 25 minutes. Cafés and food outlets, shops, supermarkets, and leisure facilities are available nearby.

Terms

New lease direct with the landlord

VAT

Applicable

© Chandler Garvey. SUBJECT TO CONTRACT. These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated.
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Accommodation

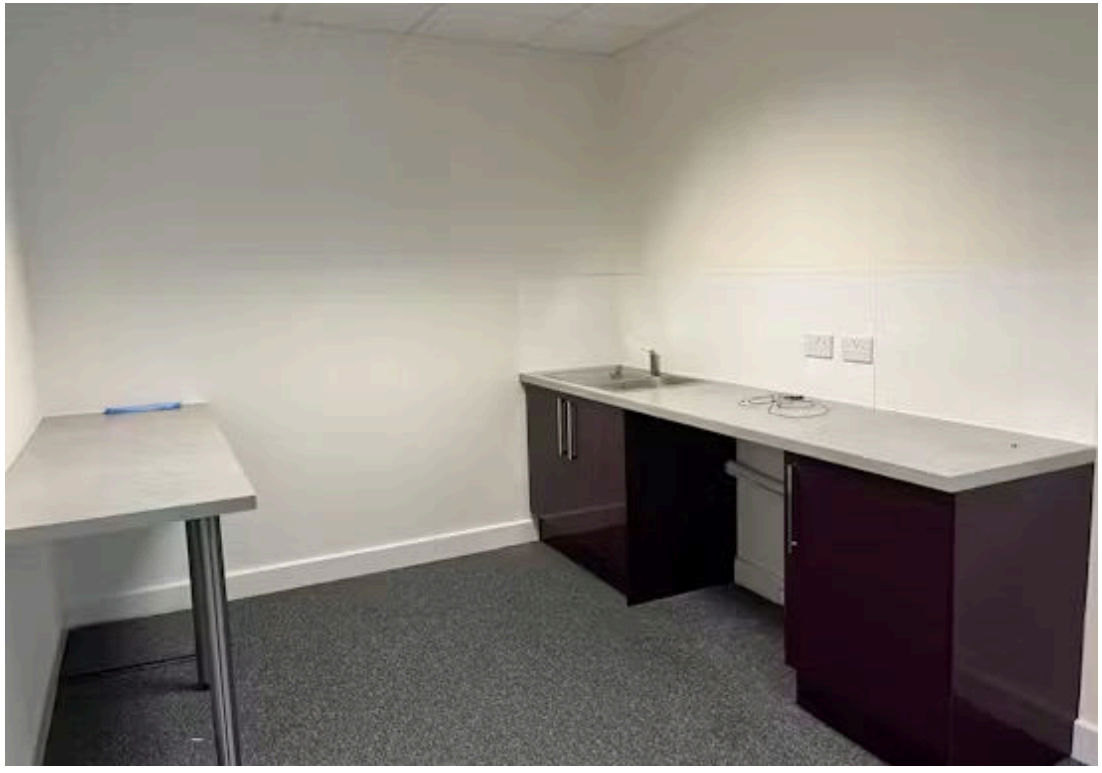
The accommodation comprises of the following

Name	sq ft	sq m	Rates Payable	Availability
Unit - 1 Ground	944	87.70	£11,016 /annum	Available
Unit - 1 1st	968	89.93	£11,016 /annum	Available
Unit - 2 1st	1,024	95.13	£5,940 /annum	Available
Unit - 3 Ground	946	87.89	£5,616 /annum	Available
Unit - 3 1st	1,023	95.04	£5,832 /annum	Available
Unit - 4 Ground	952	88.44	£5,508 /annum	Available
Unit - 7 1st Floor	1,771	164.53	£10,368 /annum	Available
Unit - 8	3,393	315.22	£22,032 /annum	Available
Unit - 9 Ground	1,652	153.48	£9,396 /annum	Available
Unit - 9 1st	1,752	162.77	£9,180 /annum	Available
Unit - 10 1st Floor	1,771	164.53	£9,828 /annum	Available
Total	**16,196**	**1,504.66**		















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