



## Oakridge House

Wellington Road, Cressex Business Park, High Wycombe, HP12 3PR

**FULLY  
FURNISHED,  
SERVICED OFFICES**

**70 to 395 sq ft**  
(6.50 to 36.70 sq m)

- Flexible, rolling licences for 6 or 12 month terms
- Large free car park on site
- Breakout areas and kitchen facilities
- 24/7 access with security alarm
- Fast fibre internet
- Fully serviced suites include utilities, cleaning services, building maintenance and internet access.

# Oakridge House, Wellington Road, Cressex Business Park, High Wycombe, HP12 3PR

## Summary

<b>Available Size</b>	70 to 395 sq ft
<b>Rent</b>	£385 - £1,375 per month 12 month rolling Licence available
<b>Business Rates</b>	Based on April 2023 valuation. Small business rates relief may apply.
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Oakridge House is an attractive building with garden set amongst trees. Located in a gated private road on Cressex Business Park less than a mile from Junction 4 of the M40 and close to High Wycombe's sports centre, shops, hotel and park & ride.

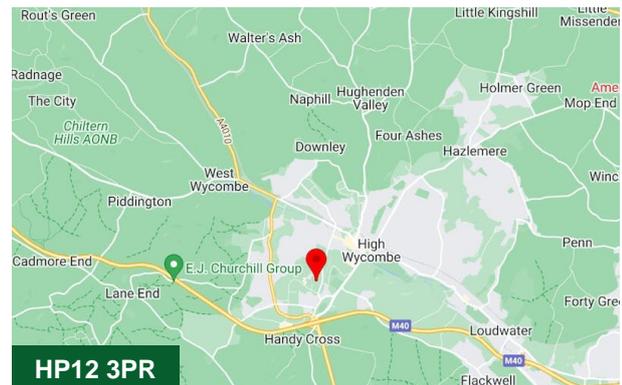
Each office suite is available fully furnished with 24/7 access, security alarm, balanced twin fibre internet, break out areas, kitchen and WC facilities. All offices have good natural light and there is a large free car park onsite available at a first come first serve basis.

## Location

Cressex Business Park is the premier business location in High Wycombe and junction 4 of the M40 motorway is within one mile.

Easy access is available to the town centre, where there are excellent retail and leisure facilities. The train service to and from London Marylebone has recently been upgraded, with a new fastest journey time of approximately 25 minutes.

## Accommodation



## Viewing & Further Information



**Neave DaSilva**

07827 908926

[nds@chandlergarvey.com](mailto:nds@chandlergarvey.com)



**James Garvey**

01494 460258 | 07471996320

[jg@chandlergarvey.com](mailto:jg@chandlergarvey.com)

Floor/Unit	Description	Size	sq ft	Rent
Ground	Suite B (3 person)	140 sq ft	140	£715 /month plus VAT
Ground	Suite F2 (6 person)	330 sq ft	330	£1,375 /month plus VAT
Ground	Suite G (2 person)	110 sq ft	110	£495 /month plus VAT
Ground	Suite H1 (1 person)	75 sq ft	75	£385 /month plus VAT
1st	Suite N (4 person office)	200 sq ft	200	£825 /month plus VAT
1st	Suite O (4 person office)	200 sq ft	200	£825 /month plus VAT
Ground	Suite A	100 sq ft	100	£495 /month
Ground	Suite C	115 sq ft	115	£495 /month
Ground	Suite D	298 sq ft	298	£1,500 /month
Ground	Suite E	235 sq ft	235	£935 /month
Ground	Suite F1	345 sq ft	345	£1,500 /month
1st	Suite I	315 sq ft	315	£1,375 /month
1st	Suite J	395 sq ft	395	£1,500 /month
1st	Suite K	180 sq ft	180	£715 /month
1st	Suite Q	70 sq ft	70	£385 /month
<b>Total</b>			<b>3,108</b>	

### Terms

Flexible, rolling licence for 6 or 12 month terms. Deposit of 2 months per office is required.

All heating, lighting, hot water, power, cleaning services, buildings maintenance, buildings insurance, car parking and post distribution costs are included within the month licence fee.