



## Gated Self-Contained Stand-Alone Two Storey Office with Parking

### Riverside House

Holtspur Lane, High Wycombe, HP10 0TJ

Office

# TO LET

**10,126 sq ft**

(940.74 sq m)

- Gated self contained office
- 42 Car Parking spaces
- EV Charging
- Potential loading door option
- Kitchens, Showers and WCs
- Use Class E

# Riverside House, Holtspur Lane, High Wycombe, HP10 0TJ

## Summary

Available Size	10,126 sq ft
Rates Payable	£9.81 per sq ft
Rateable Value	£179,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

Riverside House is a gated self-contained two storey office building, with 42 car parking spaces. The 10,126 sqft is spread across two floors. Benefiting from a central reception, WCs, Kitchens and two stair cases. Riverside House is suitable for a range of uses within Use Class E (subject to landlord consent).

## Location

Riverside House is in walking distance to Tesco Express and a cluster of independent retailers, cafés, and pubs on The Green in Wooburn Green village centre. By car it is just minutes from the M40 motorway, Junction 3. There are a few nearby Train links, each just 5–10 minutes away by car or cycle. Along with a nearby bus station. Further benefitting from nearby parks and nature reserves.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Self Contained	10,126	940.74	Available
<b>Total</b>	<b>10,126</b>	<b>940.74</b>	

## Viewings

By arrangement with the agent.

## Terms

A new lease to be agreed with the landlord.

## Legal Costs

Each party will be responsible for paying their own Legal Fees

## VAT

All figures quoted are exclusive of VAT which is chargeable.



## Viewing & Further Information



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