



Trenchard House, Cressex Business Park, High Wycombe, HP12 3PS

**To Let | 2,712 sq ft**

MODERN OFFICES TO LET

## Trenchard House, Cressex Business Park, High Wycombe, HP12 3PS

### TO LET

#### Summary

- Size: 2,712 sq ft
- Rent: £15.50 per sq ft
- Rates payable: £14,472 per annum RV figure from April 2026
- Rateable value: £33,500
- EPC: D (81)

#### Further information

- [View details on our website](#)
- [Microsite](#)

#### Viewings and Further Information



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#### Description

Trenchard House comprises a two-storey detached office building of brick construction, partially clad with panels & pitched metal clad roof. The building is prominently located at the entrance to a private road behind the gates at the end of Wellington Road & benefits from a private car park.

The accommodation comprises ground and first floor offices provides a mix of open plan offices and private meeting rooms, server room, separate ground floor entrance, male/female/disabled WCs and kitchen / breakout area.

The specification includes air conditioning, perimeter trunking, suspended ceiling with LED lighting and carpeting.

#### Location

Located within High Wycombe's premier business park, Wellington Road is situated about half a mile from the M40 (J4) & 1 mile from High Wycombe town centre. The mainline railway provide service to London Marylebone with a fast train of 27 mins.



High Wycombe is situated 30 miles north-west of Central London with easy access to the M40 providing access to the M25 12 miles east. Heathrow Airport is 20 miles east.

#### Business Rates

The rateable value is £33,500 from April 2026.

#### EPC

D81

#### Amenities & Specifications

Car Parking: Yes

Total parking spaces: 11

#### VAT

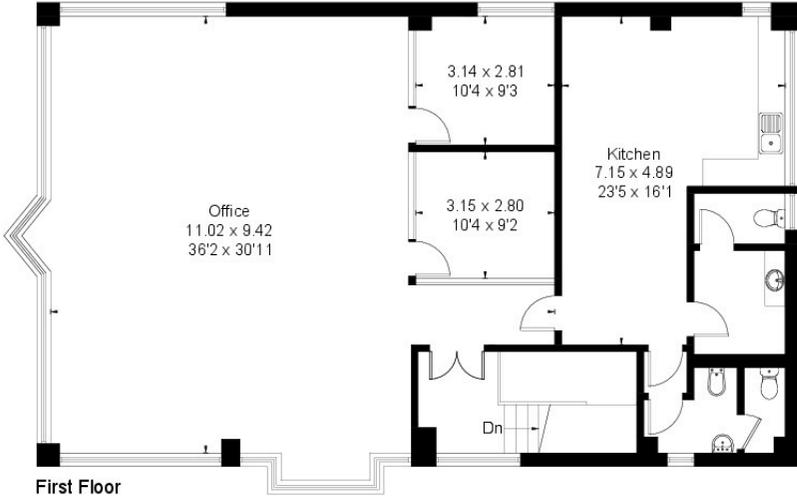
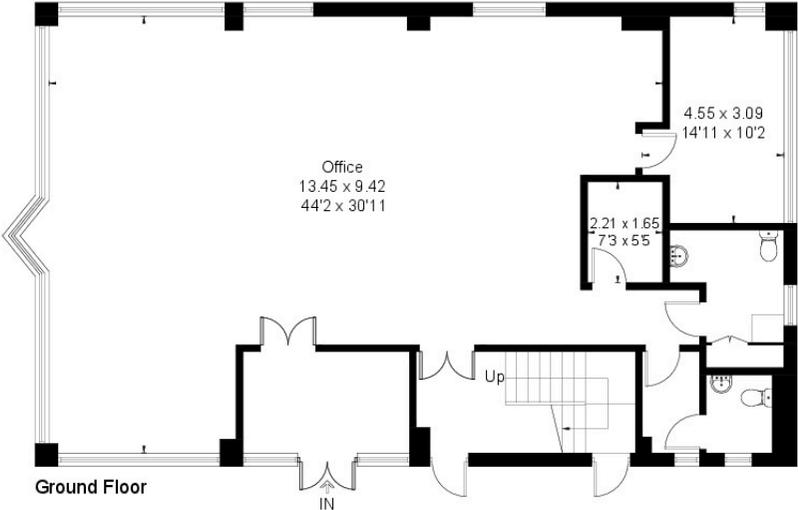
Applicable. VAT is payable on the rent, service charge and any rent deposit.

#### Legal fees

Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.

Floor plan

Approximate Floor Area = 307.9 sq m / 3314 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103679

