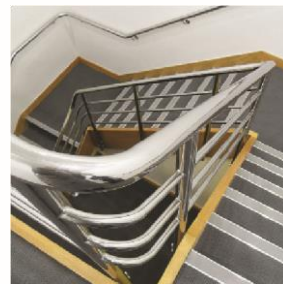


HIGH QUALITY  
CENTRALLY LOCATED



## UNIT 16

A REFURBISHED SELF CONTAINED OFFICE BUILDING  
WITH FLEXIBLE STORAGE / TECH FACILITY IF REQUIRED



## TO LET

From 6,033 sqft (560.39 sqm) to 10,509 sqft (976.03 sqm)

## LOCATION

The Valley Centre is a prestigious business park providing some 165,000 sqft of high specification offices, production and storage accommodation, and is situated within walking distance of High Wycombe town centre and mainline railway station. Access to the M40 motorway is provided at Junction 4, approximately 1.5 miles or Junction 3, approximately 3 miles from the property, providing direct motorway connections to the M25, M4, Central London and Heathrow Airport.

Occupiers on The Valley Centre include organisations such as Hyundai, Catalyst, APM Group and the NHS.

## DESCRIPTION

A self-contained high specification building, comprehensively refurbished, providing open plan air-conditioned offices together with large additional flexible storage / tech facility if required on the ground floor, which can be used for a variety of uses.

## ACCOMMODATION

(approximate net internal)

Ground Floor Office & Reception	473 sqft	(43.91 sqm)
First Floor Offices	4,372 sqft	(406.13 sqm)
Second Floor Offices	1,188 sqft	(110.35 sqm)
	6,033 sqft	(560.39 sqm)

(approximate gross internal)

Flexible Storage / Tech / Ancillary	4,476 sqft	(415.64 sqm)
<b>Total</b>	<b>10,509 sqft</b>	<b>(976.03 sqm)</b>

## SPECIFICATION

- Impressive reception
- Designer fitted kitchen / breakout area with built in refrigerator, dishwasher and microwave oven
- VRV Air conditioning to offices
- Raised access flooring with new Cat 5 cabling and power track
- Designer male and female toilets with Dyson Airblade hand dryers
- Suspended ceilings with efficient recessed LG7 lighting
- Self contained building
- Heated storage / tech facility
- Roller shutter loading door to tech / storage facility
- 25 Car parking spaces

## AMENITIES

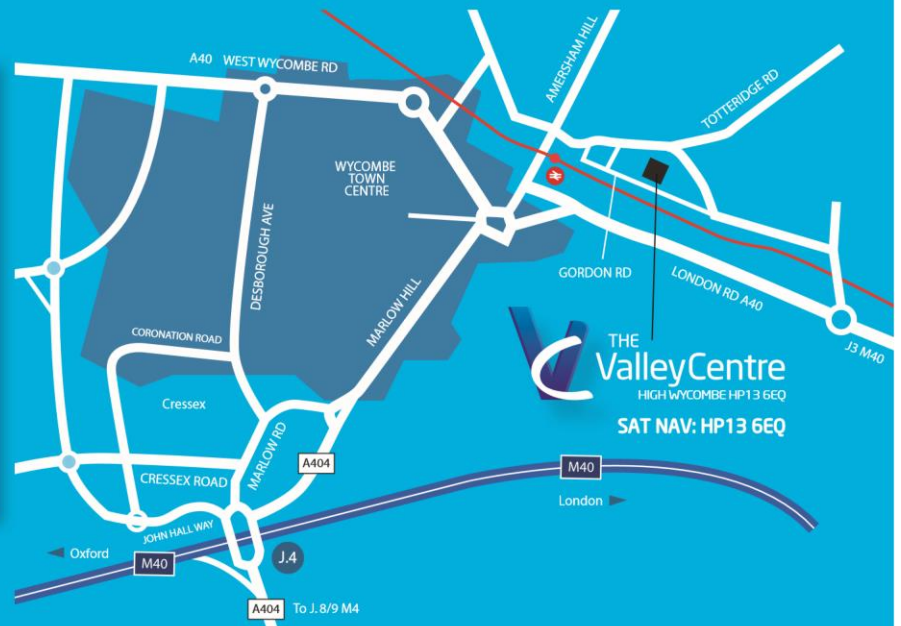
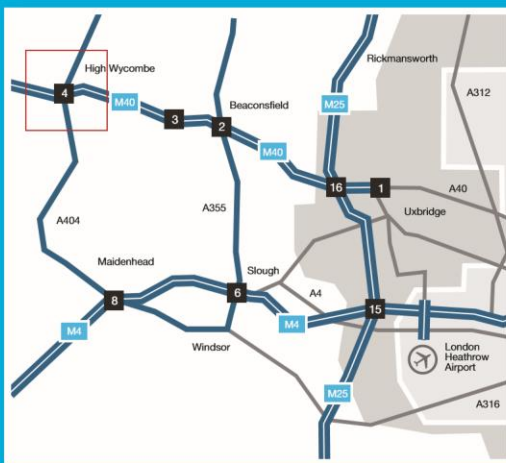
Within walking distance of High Wycombe town centre, which benefits from the new Eden shopping centre and numerous restaurants, and mainline train station providing regular service to London Marylebone in approximately 27 minutes.

## ENERGY PERFORMANCE RATING

EPC rating B - 50 achieved by a high specification of insulation.

## TERMS

The property is offered To Let on a new full repairing and insuring lease with terms to be agreed.



Misrepresentation Clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements of representations of fact. All prices and rents quoted are exclusive of VAT. Furniture shown is not included in any transaction.

October 2022

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