



Commercial Property Consultants

Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

**MODERN SELF-CONTAINED FIRST FLOOR OFFICE
WITH 3 CAR PARKING SPACES**

**Unit 3, Anglo Office Park
Lincoln Road, Cressex Business Park
High Wycombe
Bucks HP12 3RH**



**1,023 sq.ft. (95.04 Sq M)
Approximate Net Internal Area**

TO LET

LOCATION

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Located within High Wycombe's premier business park, Anglo Office Park is situated approximately half a mile from the M40 (Junction 4) and about one mile from High Wycombe town centre.

DESCRIPTION

A modern first floor office suite providing open plan accommodation and benefits from the following:

- Raised Floors
- Carpeting
- Electric Heating
- Suspended Ceilings with Recessed Lighting
- Kitchen
- WC
- 3 Car Parking Spaces
- 2 Partitioned Meeting Rooms

ACCOMMODATION (Approximate Net Internal areas)

1,023 sq.ft. (95.04 sq.m)

TERMS

A new full repairing and insuring lease is available direct from the landlord on terms to be agreed.

RENT

£16.50 per sq.ft. per annum exclusive of all other outgoings.

VAT

VAT is applicable.

RATES

The Valuation Office website indicates a Rateable Value of £12,000 effective from 1st April 2017. Rates Payable £6,144 per annum.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: D – 88.

VIEWING – Strictly by appointment through the instructed Agents:

Duncan Bailey Kennedy
Adrian Dolan / Elliot Mackay
adriand@dbk.co.uk / elliottm@dbk.co.uk
01494 450951



Ref: JKH / 1022