



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

OFFICES / BUSINESS UNIT

FLEXIBLE SHORT-TERM LEASE AVAILABLE

**WINDSOR HOUSE
TURNPIKE ROAD, HIGH WYCOMBE
BUCKS HP12 3NR**



17,168 sq.ft. (1,594.96 sq.m.) Approximate Net Internal Area

TO LET

LOCATION

The property is located on Turnpike Road, off Cressex Road, near Cressex Business Park and is situated less than 1 mile from Junction 4 of the M40. Cressex Business Park is the main business park in Wycombe District and is an established location for manufacturing IT and service sectors.



DESCRIPTION

Office accommodation is provided throughout the building with excellent floor to ceiling height. The specification includes the following:-

- Raised floors
- Suspended ceiling
- Air conditioning
- Built in canteen / kitchen facility
- Car parking

ACCOMMODATION (All areas are approximate Net Internal)

Ground Floor - 8,584 sq.ft. (797 sq.m)
First Floor - 8,584 sq.ft. (797 sq.m)
TOTAL - 17,168 sq.ft. (1,594 sq.m)

TERMS

The property is available on a flexible lease for a term to be agreed by negotiation.

RENT

£9.95 per sq.ft. per annum exclusive, plus VAT if applicable.

The above rent is exclusive of business rates, estate charge, utilities, and building insurance.

RATEABLE VALUE

The Valuation Office website indicates a Rateable Value of £175,000. Rate in the £ for 2023/24 is 51.2 pence.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - By appointment with the Sole Agents:-

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