



Commercial Property Consultants

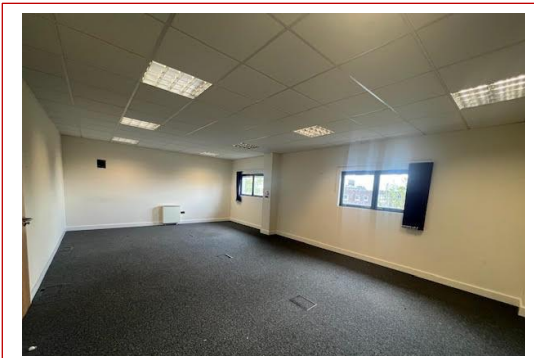
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**SELF CONTAINED OFFICE SUITE
WITH PARKING**

**Unit 1, Anglo Office Park
Lincoln Road, Cressex Business Park
High Wycombe
Bucks HP12 3RH**



**1,932.33 sq.ft. (179.52 sq.m.)
Approximate Net Internal Area**

TO LET

LOCATION

High Wycombe is strategically located 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.

DESCRIPTION

Located within High Wycombe's premier business park, Anglo Office Park is situated approx. half a mile from the M40 (Junction 4) and about 1 mile from High Wycombe town centre.

Unit 1, Anglo Office Park is a modern terraced office building in a courtyard setting with on-site parking. The available ground floor and first floor suite provides accommodation which has the benefit of raised floors, carpeting, electric heating, suspended ceilings with integrated lighting, meeting rooms, kitchen and WC. The suite has excellent natural light with plenty of windows. There are 4 x car spaces available with the office.

ACCOMMODATION (Approximate Net Internal areas)

Ground Floor - 977.47 sq.ft. (90.81 sq.m)

First Floor - 954.86 sq.ft. (88.71 sq.m)

Total - 1,932.33 sq.ft. (179.52 sq.m)

TERMS

New lease available on terms to be agreed by negotiation.

RENT

£34,950 per annum exclusive of all other outgoings.

RATES

The Valuations Office Agency website indicates a Rateable Value of £25,000 as of 1st April 2023. Rate in the £ for 2023 is 49.9 pence.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: B – 41.

VIEWING – Strictly by appointment through the Joint Sole Agents:

Duncan Bailey Kennedy
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Ref: JKH / 0424