



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**MODERN SELF-CONTAINED FIRST FLOOR OFFICE
WITH 4 CAR PARKING SPACES**

**Unit 10 Anglo Office Park
Lincoln Road, Cressex Business Park
High Wycombe
Bucks HP12 3RH**



1,773 sq.ft. (165 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

Unit 10 Anglo Office Park is a modern end of terrace office building in a courtyard setting with on-site parking.

The available first floor provides large open plan accommodation which has the benefit of the following:

- Raised Floors
- Carpeting
- Electric Heating
- Suspended Ceilings with Integrated LED Lighting
- WC
- Excellent Natural Light

ACCOMMODATION (Approximate Net Internal areas)

1,773 sq.ft. (165 sq.m)

TERMS

A new lease direct from the landlord on terms to be agreed.

RENT

£29,255 per annum exclusive of all other outgoings.

RATES

The Valuation Office website indicates a Rateable Value of £20,500 effective from 1st April 2017. Rate in the £ for 2021/22 is 49.9 pence.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: To be confirmed.

VIEWING – Strictly by appointment through the Agents:

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Adrian Dolan / Elliot Mackay
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