



Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

**MODERN GROUND FLOOR OFFICE SUITE
WITH PARKING**

**Unit 9 Anglo Office Park
Lincoln Road, Cressex Business Park
High Wycombe
Bucks HP12 3RH**



**1,652 sq.ft. (153 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 9 Anglo Office Park is a modern terraced office building in a courtyard setting with on-site parking. The available ground floor suite provides the following accommodation: -

ACCOMMODATION (Approximate Net Internal areas)

1,652 sq.ft. (153 sq.m)

TERMS

New lease available on terms to be agreed by negotiation.

RENT

£27,258 per annum exclusive of all other outgoings.

RATES

The Valuation Office website indicates a Rateable Value of £21,250 as of 1st April 2023. Rate in the £ for 2022/23 is 49.9p.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: C - 52

VIEWING – Strictly by appointment through the Agents:

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