



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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PROPERTY PARTICULARS

*PRELIMINARY PARTICULARS*

**ATTRACTIVE SELF-CONTAINED DETACHED HIGH TECH  
OFFICE / BUSINESS UNIT WITH PARKING SPACES**

**Suitable for E Class Use**

**6 CLIVEDEN OFFICE VILLAGE  
LANCASTER ROAD  
CRESSEX BUSINESS PARK  
HIGH WYCOMBE  
BUCKS HP12 3YZ**



**2,590 Sq.Ft. (240.61 Sq.M) - 5,784 Sq.Ft. (537.33 Sq.M)  
Approximate Net Internal Area**

**AVAILABLE AS A WHOLE OR ON A FLOOR-BY-FLOOR BASIS**

**TO LET**

## LOCATION

The Cliveden Office Village comprises six office buildings located around a central courtyard.

Cliveden Office Village is in a prominent position fronting Lancaster Way on the Cressex Business Park on the southern outskirts of High Wycombe, less than one mile from Junction 4 of the M40 motorway. High Wycombe town centre is also approximately 1.5 miles to the north, which is served by Chiltern Railways. A journey time to London Marylebone is approximately 35 minutes.

## DESCRIPTION

The property comprises a self-contained two storey detached high-tech office / business unit with attractive elevations of facing brickwork to full height. These also incorporate feature blockwork/columns and extensive glazing. The floorplates are open plan and have the benefit of the following amenities:-

- Raised floors
- Suspended ceilings with LED lighting
- Air cooling / conditioning cassettes
- Male and female WC's situated on each floor
- Kitchen
- 19 Parking spaces



## ACCOMMODATION (Approximate Net Internal Area)

Ground Floor, plus kitchen, and first floor

**Total - 5,784 sq.ft. (537.33 sq.m)**

## TERMS

The offices are available on a new full repairing and insuring lease(s) on terms to be agreed.

**RENT** – £17.00 per sq.ft. per annum exclusive.

## BUSINESS RATES

The Valuation Office website indicates a 2017 Rateable Value of £65,500. Rate in the £ for 2021/22 is 49.9 pence.

**ENERGY PERFORMANCE RATING:** C - 59.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

**VIEWING** – Strictly by appointment with Sole Agents:

**Duncan Bailey Kennedy**  
**Adrian Dolan or Elliot Mackay**  
[adriand@dbk.co.uk](mailto:adriand@dbk.co.uk) / [elliottm@dbk.co.uk](mailto:elliottm@dbk.co.uk)  
**01494 450951**



Ref: JKH/1021