

Move up to a
designer environment

94% LET
one suite available

**High
Specification
Office**
within 1 min of J5 M40



**Stokenchurch
House**

Oxford Road, Stokenchurch
HP14 3SX

Suite 3 - 1,777 sq.ft. 8 Parking spaces

Suite 2 - LET



Stokenchurch House

Oxford Road, Stokenchurch
HP14 3SX



Amenities

Superb office suites with breakout and meeting room areas throughout the building.

- ▶ Air-conditioned
- ▶ Raised floors with floor boxes connected to small power and provision for CAT6 cabling
- ▶ Suspended ceilings with LED lighting
- ▶ Generous fitted kitchen to each suite
- ▶ Excellent on-site parking with EV charging
- ▶ Superb male and female toilets on each floor
- ▶ Shower and disabled toilets
- ▶ Rear loading area with roller shutter door & Goods Lift to 1st Floor
- ▶ Double glazing
- ▶ High quality finishes throughout

Description

Superbly owner-managed building able to offer excellent fully refurbished air-conditioned accommodation minutes from J5 M40 at Stokenchurch, on the edge of a well-served village with Tesco Convenience store and petrol filling station and a 10-20 minute drive (8 miles) of Waitrose and John Lewis at Handy Cross J4 M40.

Accommodation (areas are approx. net internal area)

Suites can be combined to provide a single 4,480 sq ft suite.

Suite 2 LET	2,703 sq.ft.	251 sq.m.	12 parking spaces
Suite 3	1,777 sq.ft.	165 sq.m.	8 parking spaces
Total	4,480 sq.ft.	416 sq.m.	20 parking spaces



Communications

- High Wycombe ▶ 8 miles
- Oxford ▶ 15 miles
- Central London ▶ 38 miles
- M25 Junction 16 ▶ 18 miles
- Heathrow Airport ▶ 26 miles



Terms The suites are offered on new leases direct from the freeholders for a length to be agreed.

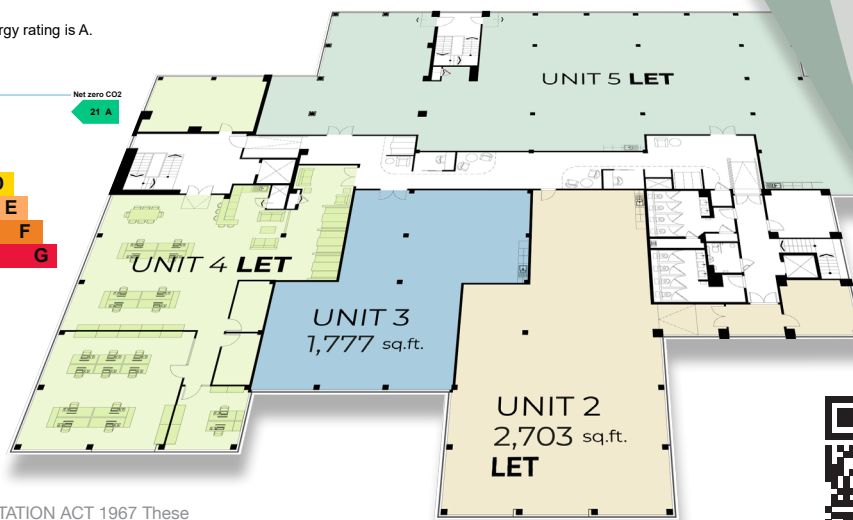
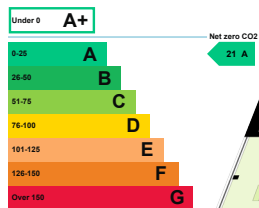
Rent On application.

Service charge £7.35 per sq. ft. per annum plus VAT.

Business Rates To be confirmed.

Energy rating and score

This property's energy rating is A.



MISREPRESENTATION ACT 1967 These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey- Kennedy or Lambourn Commercial. "Finance Act 1989 – unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction." 02/24

LAMBOURN
COMMERCIAL
07796 953360
WWW.LCPROP.COM

Damian Lambourn
07796 953360
020 3752 7569
dl@lcprop.com

Duncan
Bailey
Kennedy
01494 450 951
dbk.co.uk

Adrian Dolan
07887 936117
adriand@dbk.co.uk
Elliot Mackay
07825 224724
elliottm@dbk.co.uk