



EXCELLENT REFURBISHED OFFICES

Stokenchurch House, Oxford Road, High Wycombe, HP14 3SX

Superb Refurbished Grade A offices minutes from J5 M40 75% pre-let. Final suites from 1,777 to 4,480 sq ft with excellent parking 1:220

Summary

Tenure	To Let
Available Size	1,777 to 4,480 sq ft / 165.09 to 416.21 sq m
Rent	£23.50 per sq ft
Service Charge	£7.50 per sq ft
Business Rates	to be confirmed upon splitting
EPC Rating	Upon enquiry

Key Points

- J5 M40 within 300 metres
- Undergoing Refurbishment to CAT A
- Parking c1:220 SQ FT
- Air-conditioned offices with full access raised floor and LED lighting
- Fitted Options can be provided
- Managed in-house

Stokenchurch House, Oxford Road, High Wycombe, HP14 3SX

Summary

Available Size	1,777 to 4,480 sq ft
Rent	£23.50 per sq ft
Business Rates	to be confirmed upon splitting
Service Charge	£7.50 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry

Description

Superbly owner-managed building able to offer 2 suites in this excellent building minutes from J5 M40, offering modern refurbished air-conditioned offices with on-site parking 1:220

Location

300 metres from j5 of the M40 at Stokenchurch, on the edge of a well served village with Tesco Convenience store, cafe and petrol filling station

Accommodation

2 suites available, undergoing refurbishment with the Ground Floor available Q4 2022

Name	sq ft	sq m
1st - Suite 2	2,703	251.12
1st - Suite 3	1,777	165.09
Total	4,480	416.21

Specification

Undergoing Refurbishment to provide

Full Access Raised floors Air Conditioning LED LIGHTING Kitchen with break out area
Fitted Options Available

Viewings

Please contact Damian Lambourn on 07796 953360 or Adrian and Elliot at DBK on 01494 450951

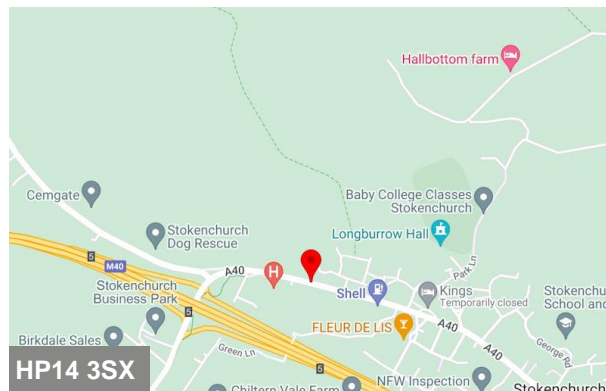
Terms

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

Parking

Suite 2- 12 spaces

Suite 3- 8 spaces



Viewing & Further Information



Damian Lambourn

020 3752 7569 | 07796 953360

dl@lcprop.com

Misrepresentation act 1967 – Lambourn Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Lambourn Commercial has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction and also make enquiries of the Valuation Office or relevant rating authority in respect to premises Rateable Values and/or Rates Payable Generated on 10/04/2024