

40 oxford road

OXFORD ROAD ■ HIGH WYCOMBE ■ HP11 2EE



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HIGH WYCOMBE

GRADE A
**OFFICE BUILDING
COMPREHENSIVELY
REFURBISHED**

FOCUSED ON
**SUSTAINABILITY
AND WELLBEING**



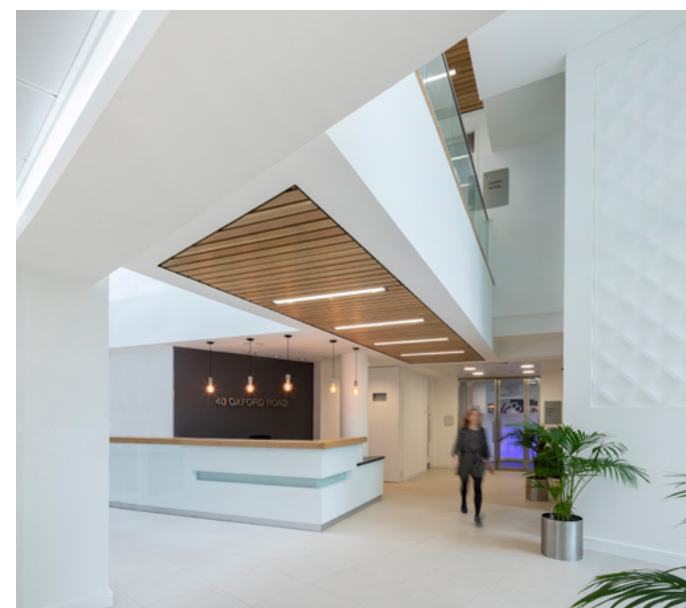


GRADE A SPECIFICATION, REDESIGNED RECEPTION

THE BUILDING

40 Oxford Road has undergone a comprehensive refurbishment and provides high specification office space with new VRF air conditioning in High Wycombe town centre.

The reception and common areas have been redesigned as well as recent improvements to the external landscape and fabric of the building. It is ready for immediate occupation.



THE FEATURES

- Centrally located adjacent to Eden Shopping Centre
- New VRF air conditioning
- Excellent natural light
- Full accessed raised floors
- Suspended ceilings with integrated lighting (LED in part)
- On-site shower and secure cycle storage
- Male, female and disabled WC's
- Excellent car parking ratio 1:275 sq ft



**FLEXIBLE OPEN PLAN
OFFICE SPACE,
BENEFITTING FROM
EXCELLENT NATURAL
LIGHT AND NEW VRF
AIR CONDITIONING.**

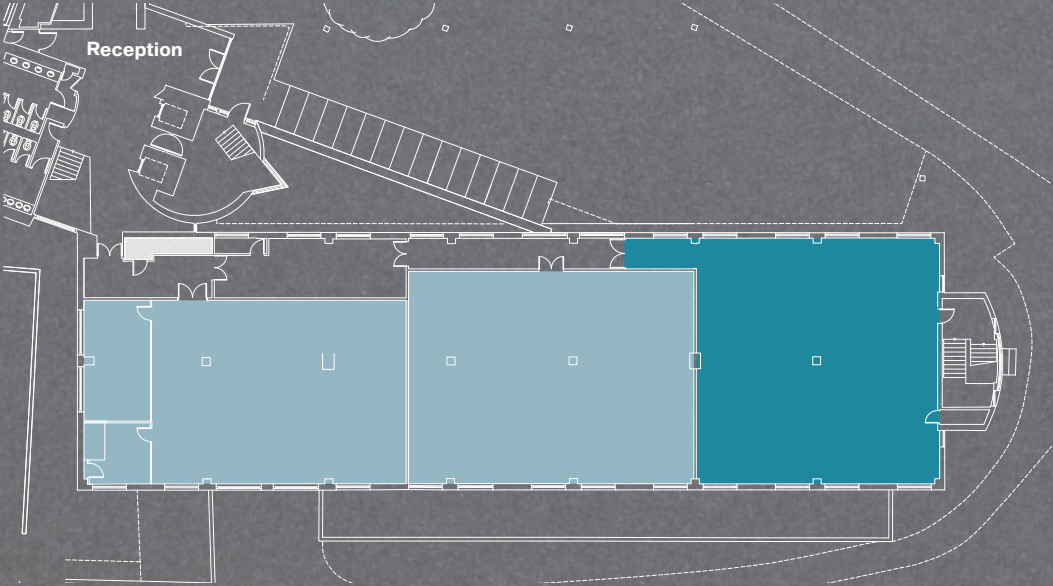
HIGHLY EFFICIENT FULLY-FITTED SPACE

FLOOR	TENANT / AVAILABILITY	SQ FT	SQM
Ground Floor South Suite 1	Handelsbanken PLC	2,200	204
Ground Floor South Suite 2	Lifebuild	2,172	201
Ground Floor South Suite 3	TO LET	2,316	215
Ground Floor North	Blaser Mills LLP	6,341	589
First Floor South	TO LET	7,761	721
First Floor North	Seymour Taylor	6,784	630
Second Floor South	EIPC	7,783	723
Second Floor North	EIPC	6,837	635
Third Floor South	EIPC	3,880	360

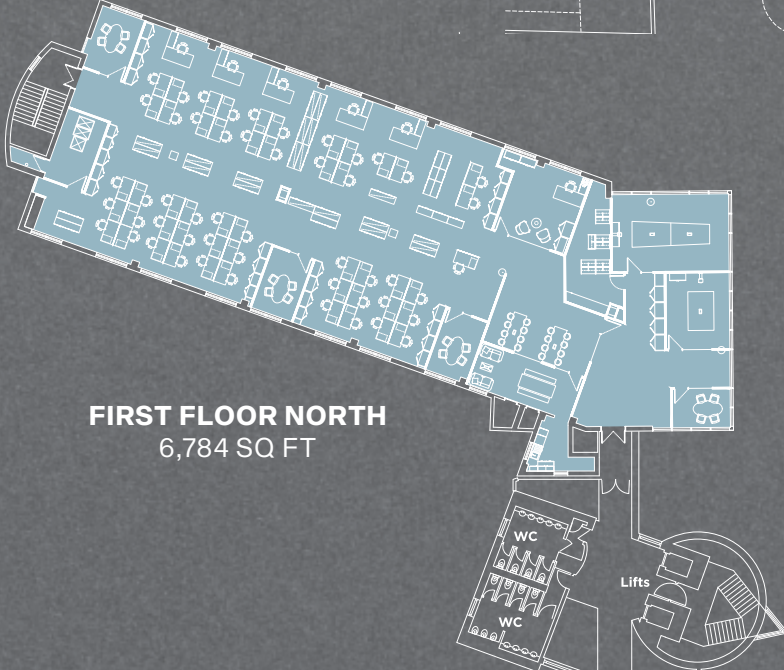


SPACEPLANS

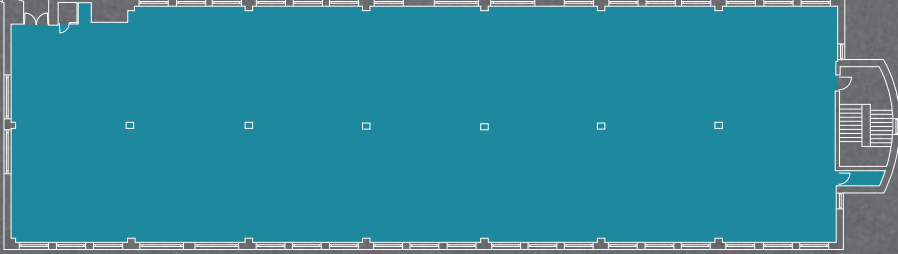
Available accommodation totals 20,000 sq ft across three suites on the ground and first floors. Suites are available on a fully-fitted or Cat A basis from 2,000 sq ft.



GROUND FLOOR SOUTH SUITE 3
2,316 SQ FT



FIRST FLOOR NORTH
6,784 SQ FT



FIRST FLOOR SOUTH
7,761 SQ FT

INDICATIVE LAYOUTS

FOCUSED ON SUSTAINABILITY AND WELLBEING



MANAGEMENT

- Regular Life Cycle Analysis to inform decision making on maintenance of plant and M&E
- Low carbon products
- On-site shower and secure cycle storage
- Green Clauses



ENERGY

- EPC B for refurbished floors
- Targeting 100% supplied by Green Energy
- PIR Motion Lighting
- Refurbished floors are fitted with 100% LED Lighting
- Smart metering to monitor and reduce consumption
- EV Charging Points



WATER

- 50% reduction in usage over last 18 months
- Sanitary fittings are specified to ensure low water demand during operation
- Flow Control Devices and monitoring equipment installed to reduce risk of leaks going unnoticed



WASTE

- Waste audits regularly undertaken
- 95% of waste is recycled
- No landfill use

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40OXFORDROAD.COM



Adrian Dolan
adriand@dbk.co.uk
07887 936 117

Elliot Mackay
elliottm@dbk.co.uk
07825 224 724

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quotes are approximate. January 2024.