



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**GROUND FLOOR OFFICE
WITH 2 CAR PARKING SPACES**

**Unit 6, Anglo Office Park
Lincoln Road, Cressex Business Park
High Wycombe
Bucks HP12 3RH**



1,112 sq.ft. (103.31 Sq M) Approximate Net Internal Area

TO LET

LOCATION

High Wycombe is strategically located on the M40 motorway 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.

Located within High Wycombe's premier business park, Anglo Office Park is situated approximately half a mile from the M40 (Junction 4) and about one mile from High Wycombe town centre.



DESCRIPTION

A modern ground floor office suite with large open plan accommodation which has the benefit of the following:

- Raised Floors
- Suspended Ceilings with Recessed Lighting
- Fully Carpeted
- Kitchen Area
- WC

ACCOMMODATION (Approximate Net Internal areas)

1,112 sq.ft. (103.31 sq.m)

TERMS

A new lease will be offered on terms to be agreed.

RENT

£16.50 per sq.ft. per annum exclusive of all other outgoings.

RATES

The Valuation Office website indicates a Rateable Value of £14,750 effective from 1st April 2023. Rate in the £ for 2022/23 is 49.9 pence.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: B – 40.

VIEWING – Strictly by appointment through the Joint Agents:

Duncan Bailey Kennedy
Adrian Dolan / Elliot Mackay
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Ref: JKH / 1022