



Commercial Property Consultants

Offices at High Wycombe and Marlow
For details of all available properties visit our website

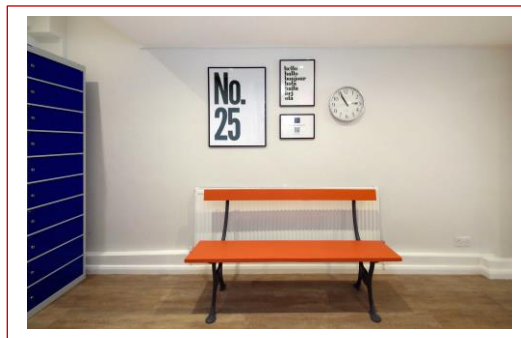
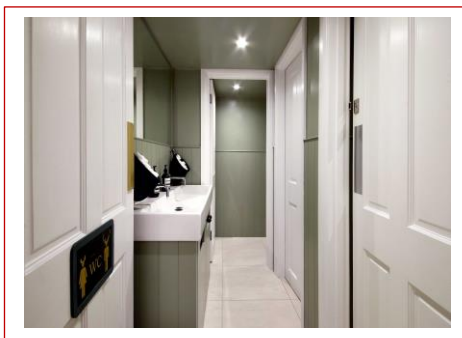
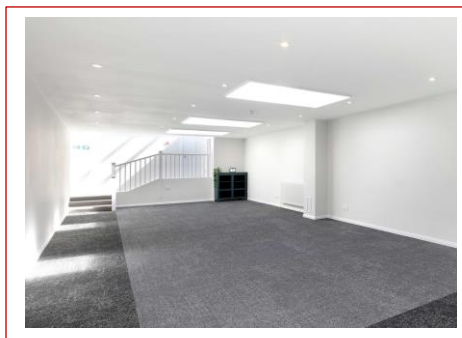
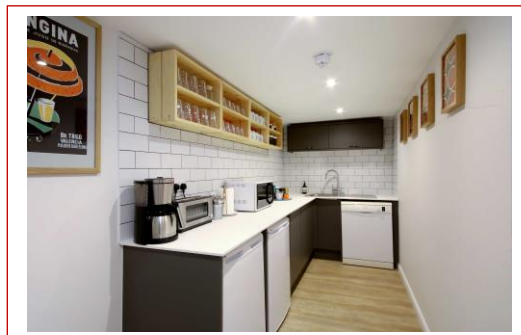
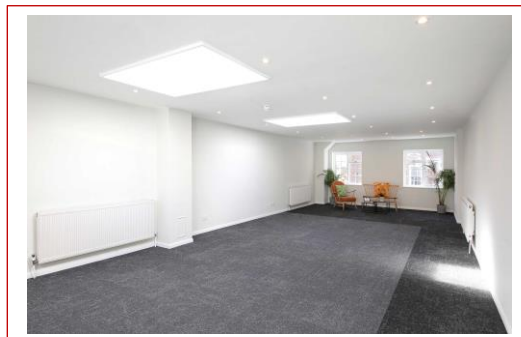
PROPERTY PARTICULARS

**LAST REMAINING
SUITE
AVAILABLE!**

Preliminary Particulars

**MODERN FULLY REFURBISHED TOWN CENTRE
OFFICE - MUST BE VIEWED TO BE APPRECIATED!**

**25 High Street
High Wycombe
Bucks HP11 2AG**

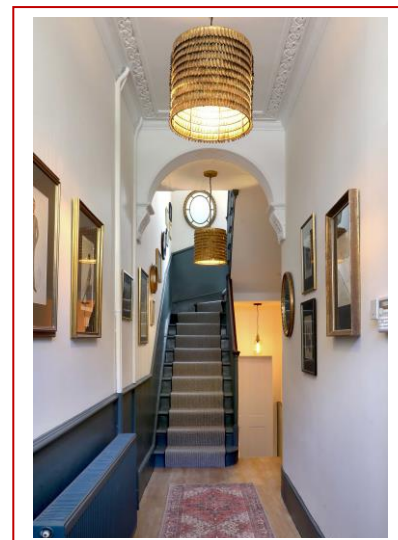


794 Sq Ft (73.76 Sq M) Approximate Net Internal Area

OPTION TO SUBDIVIDE TO CREATE SMALLER SPACE

TO LET

LOCATION – Centrally located in High Wycombe High Street, close to Eden Shopping Centre and the other main retailing locations in the town. There are a multitude of car parking options close by, the closest being Easton Street and the Swan Theatre. High Wycombe is situated on the M40 in a strategic position within the Thames Valley, offering occupiers good road communication links to the M25 and M4 Motorways with Heathrow, as well as having good links to the West Midlands via the M40 going north. High Wycombe main line train station is only a few minutes' walk away with frequent services to London Marylebone and Birmingham Snow Hill.



DESCRIPTION – The building forms part of a terrace of Regency properties originally built by Cubitt of London at the turn of the 19th Century. 25 High Street has undergone a complete refurbishment to provide modern office accommodation over all four floors. Occupiers will benefit from shared bookable meeting rooms (fees apply), kitchen and WC's.

ACCOMMODATION (Approximate Net Internal Area):

Aldridge Suite - 794 sq.ft. (73.76 sq.m)

Option to subdivide to create smaller space.

TERMS – Flexible licence/lease available on terms to be agreed.

RENT - £40 per sq.ft. per annum. All bills, including utilities, inclusive.

LEGAL COSTS - Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING: C - 64.

For further information please visit the building's Website: www.25highstreet.co.uk

VIEWING – Strictly by appointment with the Agents:



Duncan Bailey Kennedy
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