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Offices with parking available self contained or on a floor by floor basis

Suites A & C

Unit B Knaves Beech Industrial Estate,
Knaves Beech Way, High Wycombe,
HP10 9QY

- LED lighting
- Gas central heating
- Air conditioning
- Private, fenced car park

Office

TO LET

2,780 to 6,219 sq ft

(258.27 to 577.76 sq m)

Suites A & C, Unit B Knaves Beech Industrial Estate, Knaves Beech Way, High Wycombe, HP10 9QY

Summary

Available Size	2,780 to 6,219 sq ft
Rent	£22 per sq ft
Rates Payable	£8.80 per sq ft approx, from April 2026.
Rateable Value	£114,000
Service Charge	TBC
EPC Rating	D (83)







Description

The ground floor space provides two structurally open plan suites on either side of the shared reception area. One of the areas is currently used for storage/fulfilment, the other a meeting suite with 5 separate offices and a post room, divided by demountable partitioning. Male and female toilets are available on ground and first floors and there is a shared kitchen/break out area. It is possible to create a private kitchen within the space if required. The unit can also be let as a whole (6,219 sq ft) upon request.

Location

Knaves Beech Way is very close to Junction 3 of the M40, approximately 3 miles east of High Wycombe and 3 miles south of Beaconsfield. J16 of the M25 motorway is approximately 8 miles. Both nearby towns offer main line train services to London and Birmingham.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,780	258.27
Unit - Unit B	6,219	577.76

Viewings

By prior arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord. A service charge will be payable.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT, which we understand is chargeable.

Viewing & Further Information



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