Duncan Bailey Kennedy
www.dbk.co.uk

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

PROPERTY PARTICULARS

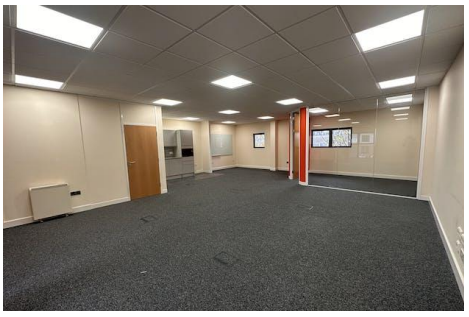
POTENTIALLY NO BUSINESS RATES PAYABLE

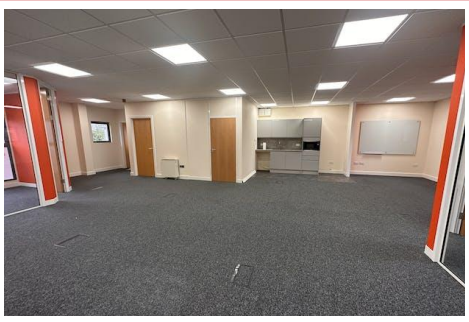
Preliminary Particulars

MODERN SELF-CONTAINED FIRST FLOOR OFFICE WITH 3 CAR PARKING SPACES

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









1,023 sq.ft. (95.04 Sq M)
Approximate Net Internal Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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 first floor office suite providing open plan accommodation and benefits from the following:

- Raised Floors
- Carpeting
- Electric Heating
- Suspended Ceilings with Recessed Lighting
- Kitchen
- WC
- 3 Car Parking Spaces
- 2 Partitioned Meeting Rooms

ACCOMMODATION (Approximate Net Internal Area)

1,023 sq.ft. (95.04 sq.m)

TERMS
A new full repairing and insuring lease is available direct from the landlord on terms to be agreed.

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

VAT
VAT is applicable.

RATES
The Valuation Office website indicates a Rateable Value of £13,500 effective from 1st April 2026.

LEGAL COSTS
Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: D – 88.

VIEWING – Strictly by appointment through the instructed Agents:

Duncan Bailey Kennedy
Adrian Dolan / Jim Sheldon
adriand@dbk.co.uk / jims@dbk.co.uk
01494 450951

Ref: JKH / 1022