



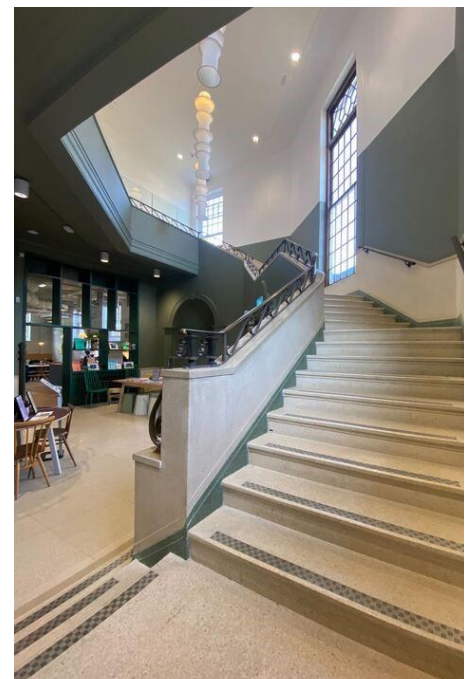
Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

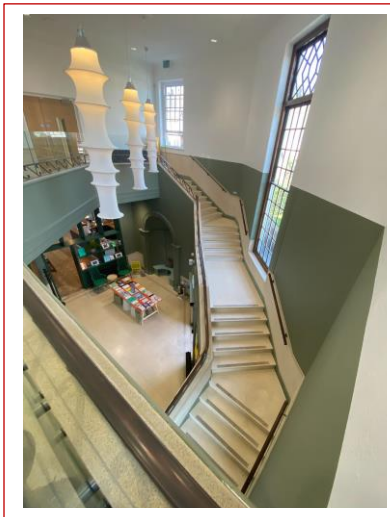
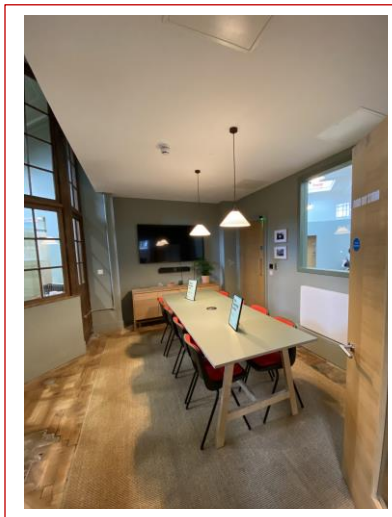
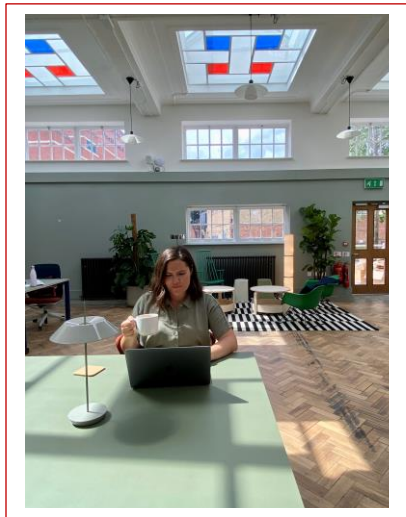
Town Centre Office and Co-Working Space Housed in the Historic and Thoughtfully Restored 1930s Library

The Old Library
Queen Victoria Road
High Wycombe, Bucks HP11 1BG



Up to approximately 300 sq.ft. (28 sq.m.)

TO LET



LOCATION

Patch is located in the historic 1930's library on Queen Victoria Road within a minute's walk of the bustling High Street with national multiple retailers, cafes and restaurants, and close to the Eden and Chilterns Shopping Centres, Cineworld Cinema, and The Swan Theatre.

High Wycombe is a busy commuter town located on the A40 within 30 miles of London, and the mainline railway station is within a few hundred yards of the property providing frequent direct services to London Marylebone (25 minutes).

DESCRIPTION

Patch offers more than just a workspace, they understand that everyone has their own working rhythm, which is why they have a range of flexible memberships designed to work for you. They are home to a dynamic community of freelancers, businesses and organisations and is the local place to come to meet new people and explore new ideas. They also offer access to beautifully-designed, well-equipped, flexible venue spaces for you to attend and host events. The property offers design-led spaces to support different working styles and has the benefit of the following amenities:-

- | | | |
|-----------------------------|------------------------|----------------------|
| ❖ Flexible terms | ❖ Free printing | ❖ Bespoke furniture |
| ❖ Fastest wi-fi (up to 1Gb) | ❖ Break out areas | ❖ Biophilic design |
| ❖ Free tea and coffee | ❖ Member events | ❖ Dog-friendly |
| ❖ Canteen area | ❖ Online community | ❖ Workstation access |
| ❖ Phone booth access | ❖ Membership discounts | ❖ Secure access |

Upgrades available:-

- | | |
|---------------------|------------------------------|
| ▪ Mailroom | ▪ Discounted event space |
| ▪ Registered office | ▪ Extra meeting room credits |
| ▪ Visitor passes | ▪ Lockers |

ALL INCLUSIVE MEMBERSHIPS

- Resident – Your own dedicated desk and formal task chair. Ideal for teams and individuals who thrive in an open-plan environment, but require a workstation that can be customised to their specific needs. Price: £289 plus VAT per month.
- Drop In – 1-day-a-month access to our coworking studio, with the option to bolt on additional hours or days whenever needed. This is our most flexible plan designed for anyone looking for an occasional change of working environment. Price: £24 plus VAT per month.

- Associate 4 & 8 – 4 of 8-day access to our coworking studio, with the option to bolt on additional hours or days whenever needed. Designed for the hybrid or remote worker looking for a regular alternative to the kitchen table or company office. Price: £89 or £139 plus VAT per month.
- Associate Unlimited – Unlimited access to our coworking studio. A great option for anyone looking for a full time workspace without the need for a permanent desk. Price: £209 plus VAT per month.
- Private Office – Your own lockable private office equipped with desks and chairs, designed for the small to medium size enterprise or startup looking for a space of their own without the long-term leases or high running costs. Price on application.
- Virtual offices – A registered business address with mail handling for anyone in need of a dedicated business address to simplify internal administration and maintain a presence in the heart of the town. Price: £30 plus VAT per month.
- Meeting Rooms – Private and 'drop-in' professional rooms with for your next training session, interview or pitch, wherever you need it – a wide range of different sized meeting rooms – presentation equipment available. Price on application.

CURRENT AVAILABILITY

Office 1.14 (28 sq.m.) – 8-Person office – A corner office with very high Ceilings and large windows, plus the benefit of £800 of meeting room credits. Price: £3,200 per month on a 3 month rolling contract.

Office 1.10 (12 sq.m.) – 3-Person office – Situated right by the kitchen and Breakout space. Price: £1,200 per month on a 3 month rolling contract.

Office 0.16 (20 sq.m.) - 6-Person office - Located next to all amenities of the building - Price: £2,400 per month on a rolling 3-month contract.

Office 0.14 (10 sq.m) - 3-Person office - Price £1,200 per month on a rolling 3-month contract.

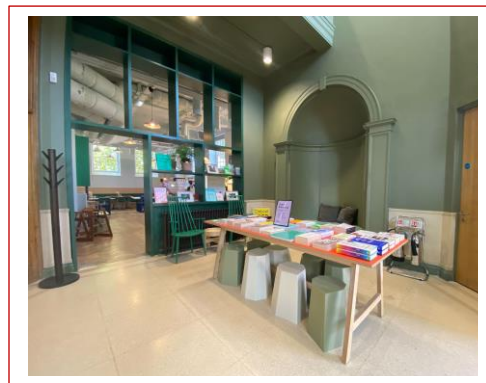
Resident Desk - 1-Person - A dedicated desk in an open plan, light-filled studio. Price: £289 per month on a rolling 3-month contract.

TERMS - Contract terms are flexible and tailored to your specific needs.

ENERGY PERFORMANCE RATING: D – 97.

VIEWING – For further information or to arrange a viewing, please contact:-

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