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

PROPERTY PARTICULARS

Preliminary Particulars

SELF CONTAINED OFFICE SUITE WITH PARKING

Unit 1, Anglo Office Park
Lincoln Road, Cressex Business Park
High Wycombe
Bucks HP12 3RH







1,932.33 sq.ft. (179.52 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 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.

DESCRIPTION
Located within High Wycombe's premier business park, Anglo Office Park is situated approx. half a mile from the M40 (Junction 4) and about 1 mile from High Wycombe town centre.

Unit 1, Anglo Office Park is a modern terraced office building in a courtyard setting with on-site parking. The available ground floor and first floor suite provides accommodation which has the benefit of raised floors, carpeting, electric heating, suspended ceilings with integrated lighting, meeting rooms, kitchen and WC. The suite has excellent natural light with plenty of windows. There are 4 x car spaces available with the office.

ACCOMMODATION (Approximate Net Internal areas)

Ground Floor -	977.47 sq.ft. (90.81 sq.m)
First Floor -	954.86 sq.ft. (88.71 sq.m)
Total -	**1,932.33 sq.ft. (179.52 sq.m)**

TERMS
New lease available on terms to be agreed by negotiation.

RENT
£31,950 per annum exclusive of all other outgoings.

RATES
The Valuational Office Agency website indicates a Rateable Value of £25,000 as of 1st April 2023. Rate in the £ for 2023 is 49.9 pence.

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

ENERGY PERFORMANCE RATING: B – 41.

VIEWING – Strictly by appointment through the Joint Sole Agents:

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Ref: JKH / 0424