



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
LETTINGS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

Offices at High Wycombe and Marlow

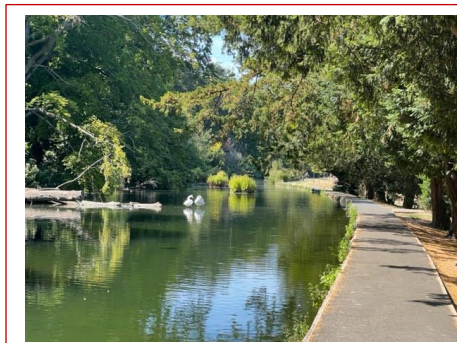
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PROPERTY PARTICULARS

Preliminary Particulars

MODERN TOWN CENTRE OFFICES AND COWORKING SPACE WITHIN A CREATIVE COMMUNITY OF ENTREPRENEURS AND INNOVATORS

**Bucks Health Tech Hub
Buckinghamshire New University
Queen Alexandra Road
High Wycombe, Bucks HP11 2JZ**



180 sq ft (16.72 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 LLP. 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

The property is situated in a prominent location close to the Eden Shopping Centre and High Street, which offer an attractive mix of individual and national retailers, plus a variety of cafes, restaurants, a cinema and the Swan Theatre. There are a multitude of car parking options close by, the closest being the Eden Centre and Swan Theatre, plus a mainline railways station with frequent services to London Marylebone, Oxford, and Birmingham Snow Hill, all being within a few minutes' walk of the offices.

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.



DESCRIPTION

The furnished offices form part of the Bucks New University Campus, which offers a community of entrepreneurs and innovators, and provides the perfect blend of privacy and community, individuality and flexibility. The campus is home to dynamic and pioneering businesses which see their ideas flourish, networks build, and businesses grow.

Facilities include:-

- Guest Wi-Fi
- Postal Address and Handling
- On-Site Security
- Reception / Visitor Meet and Greet
- Meeting rooms available (for a fee)
- Business services and support
- DDA compliant building
- Lifts to upper floors
- Reduced parking cost through Bidco
- Subsidised Gym and Restaurant
- On-Site Café

There is also access to secure Wi-Fi and ports.

ACCOMMODATION (Approximate Net Internal Area)

Second Floor Suite (1-2 person office) - 180 sq.ft. (16.72 sq.m)

TERMS

Flexible licence with a 3-month notice period.

RENT

£775 per calendar month, plus VAT. All bills, including utilities, inclusive.

ENERGY PERFORMANCE RATING: C – 65.

VIEWING – Strictly by appointment with the instructed Agents:



Duncan Bailey Kennedy
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Ref: JKH / 0725