Duncan Bailey Kennedy
www.dbk.co.uk

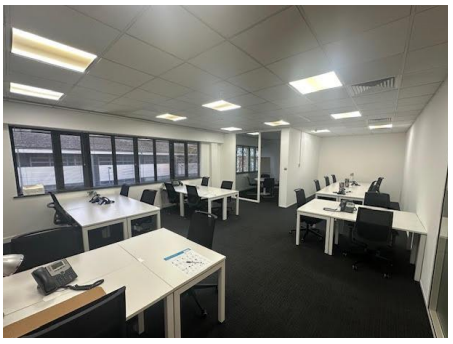
Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

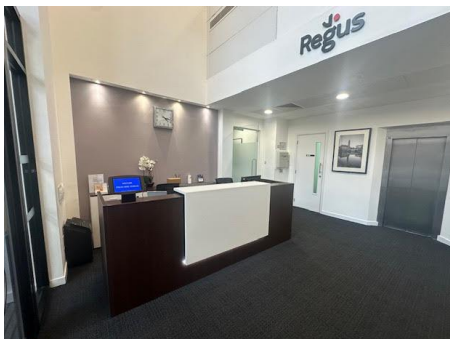
Office and Co-Working Space

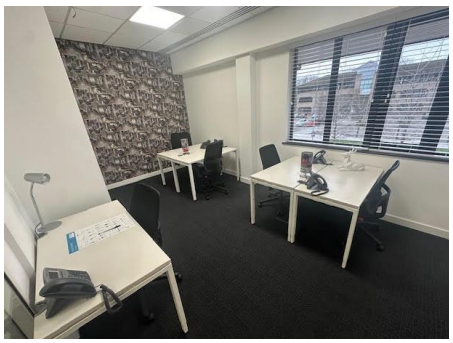
Aston Court
Frederick Place, Kingsmead Business Park
Loudwater, High Wycombe
Bucks HP11 1JU













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 - Aston Court is ideally located in Kingsmead Business Park, offering excellent access to High Wycombe's town centre and transport network, as well as providing local transit options to suburbs and surrounding areas. This accessibility makes our flexible office space a practical choice for businesses seeking a well-connected, professional environment.

High Wycombe's vibrant town centre and Eden shopping centre is a popular retail destination offering an array of national brands, dining options, and leisure facilities, as well as the Swan theatre which hosts a variety of cultural performances, making the location both practical and enjoyable for your workforce.

Surrounding Aston Court are beautiful green spaces that promote work-life balance. The Rye, a longstanding riverside park, offers open areas for relaxation, exercise, or informal meetings in a natural setting, whilst Hughenden Park, with its historic landscape features, provides another nearby option for outdoor activities. These tranquil environments encourage a healthier and more productive lifestyle, supporting the wellbeing of your team and fostering a positive work atmosphere.

Aston Court is situated within a dynamic business hub. Kingsmead Business Park is part of High Wycombe's thriving commercial landscape, which includes the well-established Cressex Industrial Estate. This area hosts a diverse range of businesses, creating opportunities for collaboration and networking. Aston Court offers the following:-

- Edge of town location
- Close to major transport links
- On-site restaurant
- Sandwich service
- Suspended ceilings
- Wheelchair accessible
- Meeting rooms
- Raised floors
- Showers
- Vending machines
- 24/7 CCTV
- Break-out areas

AMENITIES

- Private fully-furnished office for individuals or teams – customised to match your brand and create your own office suite with private amenities – for teams of all sizes.
- Coworking – be part of a vibrant coworking community with dedicated desk or hot-desking options – thousands of locations – book your hot desk via the Regus app – network and collaborate.
- Virtual offices – build an instant presence wherever you need to be, at prime business locations – thousands of locations – use of global business lounges – phone answering available.
- Meeting Rooms – Professional rooms for your next training session, interview or pitch, wherever you need it – a wide range of different sized meeting rooms – presentation equipment available.
- Membership – Work wherever you need to with flexible access to Regus' global network of workspaces – Join via the Regus app – membership for all budgets – work anywhere in the world.

Note: Private Office and Dedicated Desk access is 24/7 access, whilst Memberships access is during reception hours.

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

RENT – On application.

ENERGY PERFORMANCE RATING: D - 80.

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

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Jane Hathaway / Adrian Dolan
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janeh@dbk. co.uk / adriand@dbk.co.uk

Ref: JKH / 0826