POTENTIALLY NO BUSINESS RATES PAYABLE

TO LET
SECOND FLOOR OFFICE SUITES

18 CRENDON STREET

HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LW

632 - 1,463 sq ft (58.71 - 135.91 sq m) approx. NIA

KEY INFORMATION

Suite:	sq ft:	sq m:	Rent +VAT pa:
1	831	77.20	£15,374
2	632	58.71	£11,692
Total	1,463	135.91	£27.066

Service charge: To be confirmed
Rateable value: At present the second floor is covered by one entry with the VOA. The combined Rateable Value is £13,500
Rates payable: Small Business Rates relief may be applicable
EPC Rating: E
Terms: The property is available on a new lease with terms to be agreed by negotiation
Legal Fees: Each party to bear their own costs

DESCRIPTION

The accommodation is a self-contained second floor open plan office space with ground floor shared entrance, with the option to split the floor to suit your requirements. The office has the benefit of the following amenities:

Entryphone

Up to 6 parking spaces

Air conditioning

Kitchenette

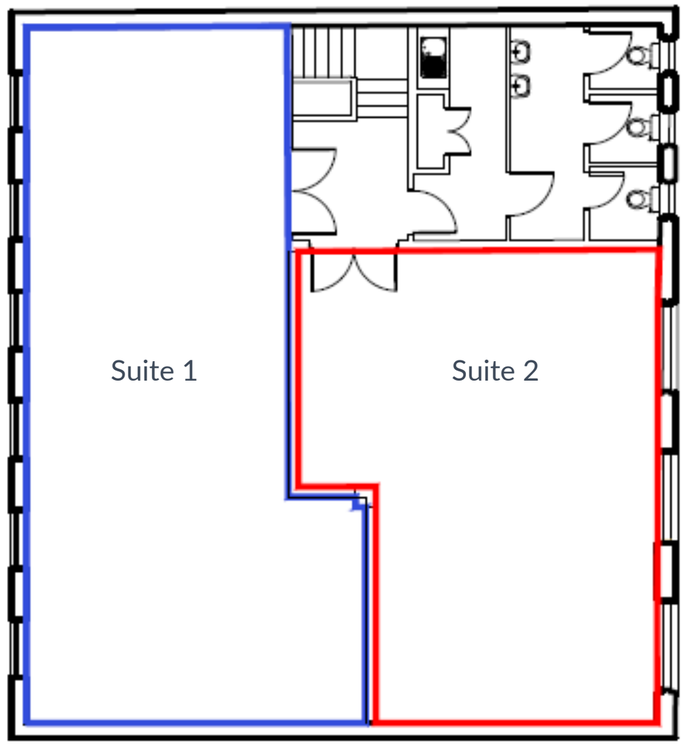
Male & Female WC

Meeting room

Excellent natural light

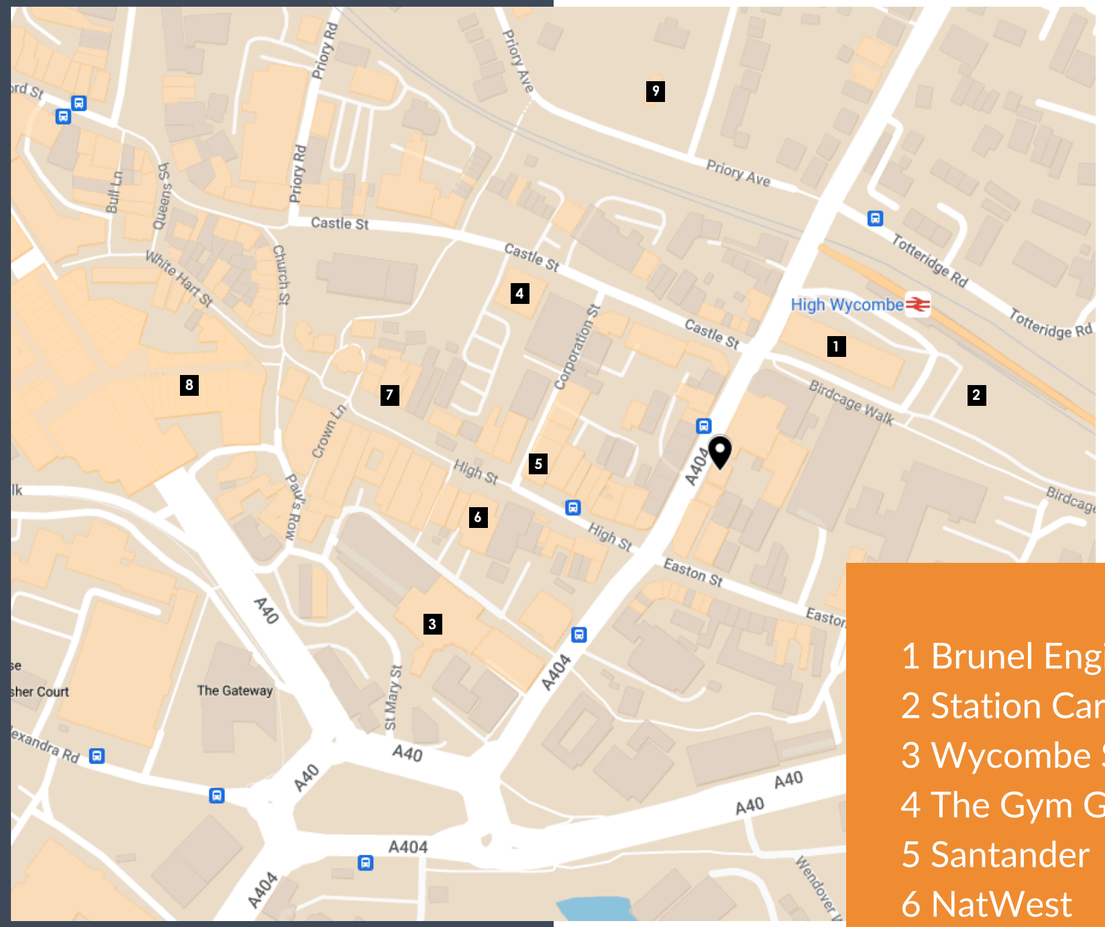
Carpeted floor

FLOOR PLAN



Second floor
(potential split)

Floor plan for illustrative purposes only. Not to scale.

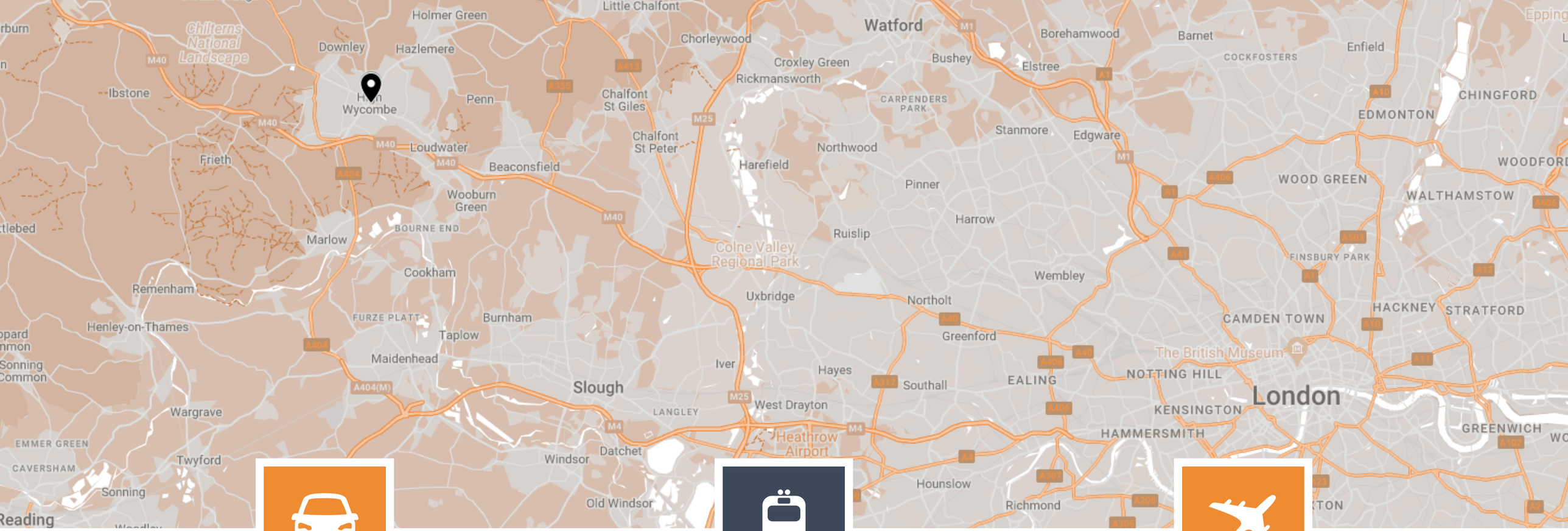


LOCATION

High Wycombe offers an unbeatable location for your business. Situated just steps from High Wycombe Station, this office ensures seamless connectivity to London and the surrounding areas, making it ideal for both clients and employees.

The vibrant High Street is just around the corner, offering a variety of shops, cafés, and amenities. With its blend of convenience, excellent transport links, and a thriving local economy, High Wycombe provides the perfect setting to establish or grow your business.

1 Brunel Engine Shed
2 Station Car Park
3 Wycombe Swan Theatre
4 The Gym Group
5 Santander
6 NatWest
7 Merletto Lounge
8 Eden Shopping Centre
9 Wycombe Museum



CAR

1.4 MILES TO M40 (J4)

Close to the M40 motorway network.

TRAIN

0.1 MILES TO HIGH WYCOMBE

4 minute walk to regular Overground trains to into London Marylebone.

AIRPORT

20.7 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of High Wycombe.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.

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Please note that all images including are for illustrative and indicative purposes only and furniture is not included with the lease.

September 2026 v2

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