



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

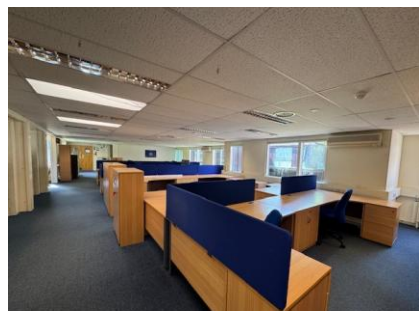
**RENT FROM
£9.95
PER SQ. FT**

Preliminary Particulars

TO LET

**Multi-building Office Campus with
Ancillary Storage / Workshops in Circa 5 Acre Woodland Setting
Potentially Suitable for Other Uses, Subject to Planning**

**The Chiltern House Campus
Stocking Lane, Hughenden Valley
High Wycombe, Bucks HP14 4ND**



**Office Suites available from 2,500 sq.ft. to 55,000 sq.ft. approx. N.I.A
Storage available**

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

The Chiltern House Campus is situated in Stocking Lane, Hughenden Valley, approximately 3½ miles north west of High Wycombe, occupying an attractive location surrounded by fields and open countryside. Stocking Lane links Hughenden Valley with the village of Naphill.

High Wycombe is located approximately 30 miles to the west of central London. The area has excellent communications with easy access to Junction 4 of the M40 at Handy Cross. This provides a direct access to central London, Oxford and Birmingham, as well as a ready link to the M25 motorway. There is a mainline railway station accessible at High Wycombe with regular services to London Marylebone. A regular bus service between High Wycombe and Aylesbury serves both Hughenden Valley and Naphill.

DESCRIPTION

The site comprises a variety of buildings built in the 1970's offering predominantly office accommodation together with some ancillary storage and workshop areas in a mixture of size and spatial formats.

Facilities include: -

- Shared male and female WCs
- Ample car parking
- Pleasant working environment
- Services include electricity, water, gas, BT etc.

ACCOMMODATION (Approximate Net Internal Area)

Suites available from 2,500 sq.ft. (232.25 sq.m) to 55,000 sq.ft. (5,109.50 sq.m)

TERMS

Suites are available on new flexible full leases for a term to be agreed by negotiation and consideration will be given to users requiring accommodation from 2,500 sq.ft.

POSSESSION

Available from April 2027.

RENT

From only £9.95 per sq.ft. per annum exclusive of all other outgoings plus VAT.

In addition to the rent a Service Charge cost of £1.30 per sq.ft. will be raised to cover the cost of the upkeep and maintenance of common areas and management of the building. Building insurance and utilities are charged separately to the service charge. Details available on request.

PURCHASE OF FREEHOLD

Our client may consider a sale of the whole property campus.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE

Rates will be pro-rata and recoverable at circa £2.43 per sq. ft. for year 2026/2027.

ENERGY PERFORMANCE RATING

The current EPC ratings range between C and G.

VIEWING - Strictly by appointment with the Sole Agents: -

Duncan Bailey Kennedy

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