Duncan Bailey Kennedy
www.dbk.co.uk

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

PROPERTY PARTICULARS

SMALL BUSINESS RATES

RELIEF MAY APPLY

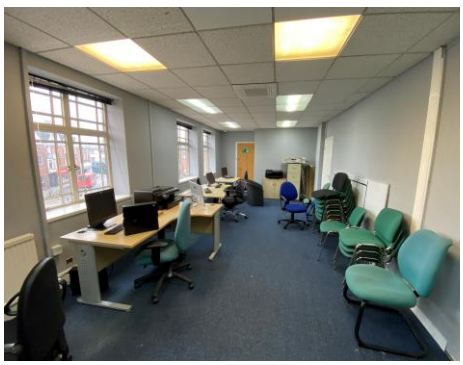
Preliminary Particulars

TO LET

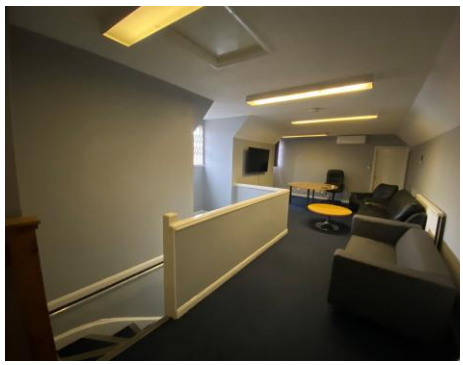
Prominent Town Centre Commercial Space / Office

FIRST, SECOND AND THIRD FLOORS
3-5 FROGMOOR, HIGH WYCOMBE
BUCKS HP13 5DQ









1,423 sq.ft. (132 sq.m) Approximate Net Internal Area

FLEXIBLE LEASE TERMS 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 subject property is situated on Frogmoor, in the heart of High Wycombe town centre. The unit is opposite the Chiltern Shopping Centre, which is due to form part of a major re-development and is approximately two miles from Junction 4 of the M40 motorway. The premises is approximately 0.3 miles away from a main line train station and situated close to many amenities and national retailers including; Costa Coffee, Greggs, Metro Bank and Savers.

DESCRIPTION
The property comprises flexible, open plan business space over three floors. The accommodation is air conditioned and suitable for a variety of uses.

ACCOMMODATION (Approximate Net Internal Area)

First Floor Office -	587.97 sq.ft. (54.62 sq.m)
Second Floor Office -	453.37 sq.ft. (42.12 sq m)
Third Floor Office -	440.89 sq.ft. (40.96 sq.m)

Total approximate Net Internal Area - 1,423 sq.ft. (132 sq.m)

TERMS
The property is available by way of a sublease on flexible terms to be agreed by negotiation.

RENT
£15,000 per annum, plus VAT if applicable.
The above rent is exclusive of Business Rates, building insurance, and service charge.

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

RATEABLE VALUE
The Valuation Office Agency website indicates a Rateable Value of £12,750 as of 1st April 2026. Rate in the £ for 2026/27 is 43.2p. Small Business Rates relief discount may be applicable.

ENERGY PERFORMANCE RATING: B – 45.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
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Ref: JKH/1026