MERCURY PARK

WOOBURN GREEN

MERCURYPARK.CO.UK

A NEW CHAPTER IN THE SEARCH FOR SPACE

2,000-8,155 SQ FT REFURBISHED, MODERN GRADE A OFFICE SPACE WITH A NEW ON-SITE CAFÉ, COMPLETING IN DECEMBER 2020.

A PRESTIGIOUS OFFICE PARK COMPRISING 13 HIGH QUALITY OFFICE BUILDINGS.

A DIVERSE BUSINESS COMMUNITY SET IN ALMOST 7 ACRES OF LANDSCAPED GROUNDS, WITH EASY ACCESS TO THE M40, NEARBY TRAIN STATIONS AND A VARIETY OF LOCAL AMENITIES.

Mercury Park offers an excellent choice for growing businesses. The current refurbishment delivers unrivalled workspace, with modern receptions, exposed services and a new on-site café – completing in December 2020.

MODERN, FLEXIBLE WORKSPACE AVAILABLE

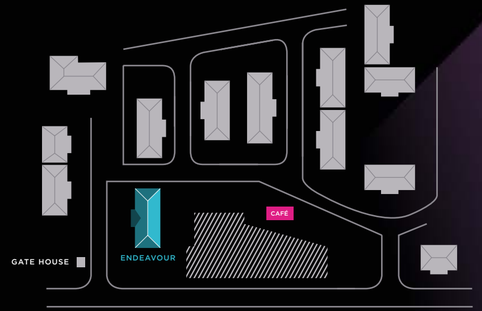
AVAILABILITY

ENDEAVOUR HOUSE

GROUND AND FIRST FLOOR OFFICES TOTALLING 7,655 SQ FT.

The building has been recently refurbished to a superior standard including:

VIEW 360° TOUR

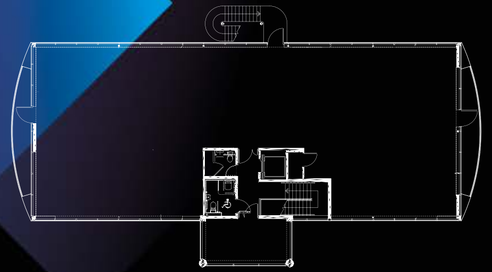


+ Fully exposed services
+ New VRF air conditioning
+ New PIR controlled, LG7 compliant suspended LED panels
+ Raised access floor
+ Lift
+ Secondary entrance
+ Shower
+ Excellent car parking ratio of 1:284 sq ft
+ 24 hour on-site security
+ Attractively landscaped grounds
+ EPC Rating: B

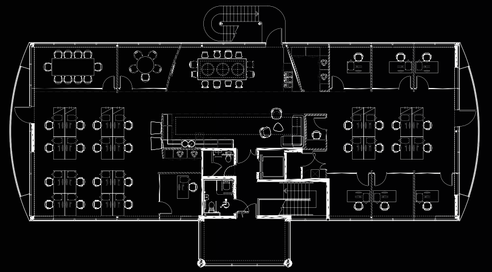
SCHEDULE OF AREAS

	sq ft	sq m
First floor	3,738	347
Ground floor	3,686	342
Reception	231	21
TOTAL	**7,655**	**710**
Parking spaces	27	(1:284 sq ft)

FIRST FLOOR

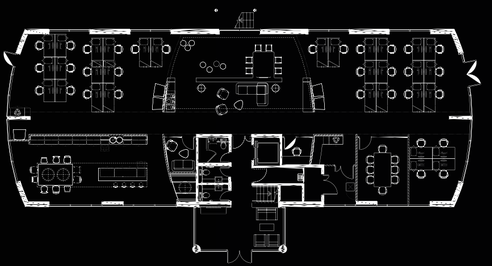


SPACE PLAN



GROUND FLOOR

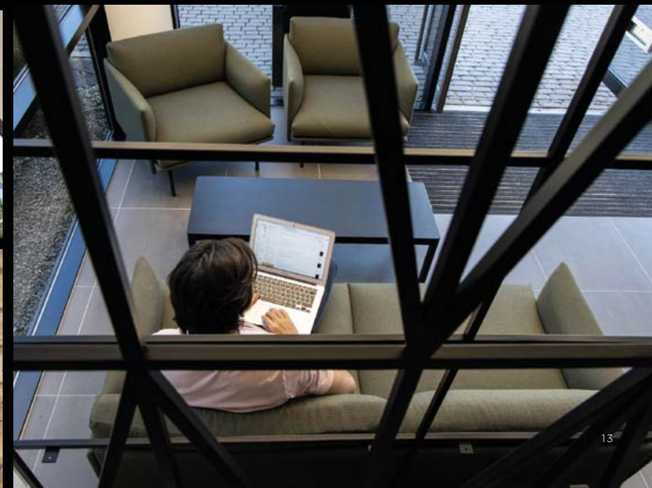
SPACE PLAN



ENDEAVOUR HOUSE

FULLY REFURBISHED RECEPTION AREA

EXPOSED SERVICES AND MODERN FINISHES

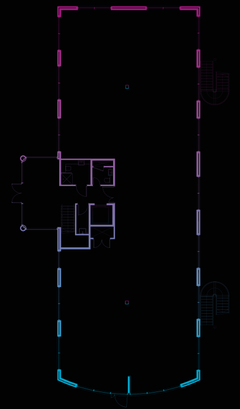


EXPLORER HOUSE

SELF CONTAINED OFFICE BUILDING
TOTALLING 8,155 SQ FT.

VIEW 360° TOUR

+ New VRF air conditioning
+ New suspended ceilings with metal tiles
+ New PIR controlled, LG7 compliant suspended LED panels
+ Raised access floor
+ Lift
+ Secondary entrance
+ Shower
+ Excellent car parking ratio of 1:240 sq ft
+ Electric car charging points
+ 24 hour on-site security
+ Attractively landscaped grounds
+ EPC Rating: B

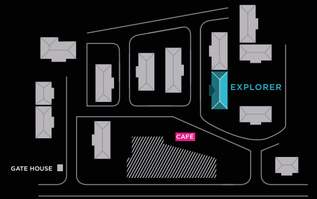


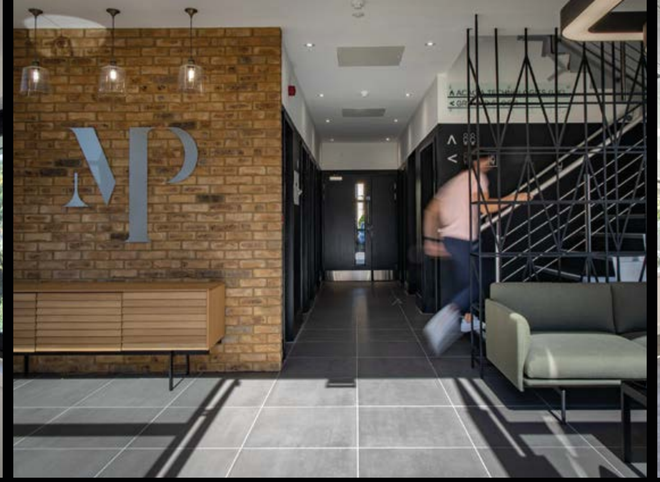
GROUND FLOOR

SCHEDULE OF AREAS

First floor	sq ft	sq m
	3,978	370
Ground floor		
	3,964	368
Reception		
	213	20
TOTAL	**8,155**	**758**

Parking spaces		
	34	(1:240 sq ft)

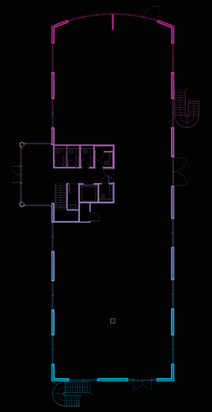




JUPITER HOUSE

GROUND FLOOR OFFICE
TOTALLING 4,311 SQ FT.

+ New VRF air conditioning
+ New suspended ceilings with metal tiles
+ New PIR controlled, LG7 compliant suspended LED panels
+ Raised access floor
+ Lift
+ Secondary entrance
+ Shower
+ Excellent car parking ratio of 1:240 sq ft
+ Electric car charging points
+ 24 hour on-site security
+ Attractively landscaped grounds
+ EPC Rating: B

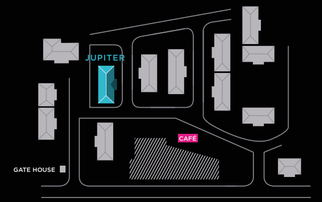


GROUND FLOOR

SCHEDULE OF AREAS

Ground floor	sq ft	sq m
	4,311	401
TOTAL	**4,311**	**401**

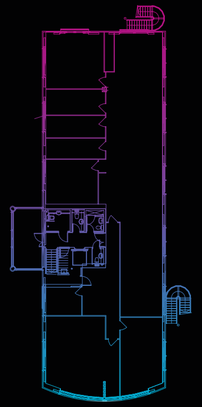
Parking spaces		
	18	(1:240 sq ft)



NEPTUNE HOUSE

4,304 SQ FT TO BE
REFURBISHED TO INCLUDE:

+ New VRF air conditioning
+ New suspended ceilings with metal tiles
+ New PIR controlled, LED LG7 compliant recessed lighting
+ Raised access floor
+ Lift
+ Secondary entrance
+ Shower
+ Excellent car parking ratio of 1:240 sq ft
+ Electric car charging points
+ 24 hour on-site security
+ Attractively landscaped grounds
+ EPC Rating: B

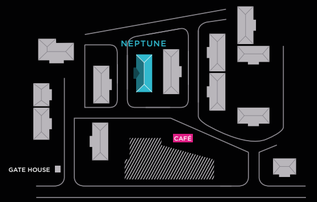


GROUND FLOOR

SCHEDULE OF AREAS

Ground floor	sq ft	sq m
	4,304	400
TOTAL	**4,304**	**400**

Parking spaces		
	18	(1:240 sq ft)



CGI image: New furnished reception

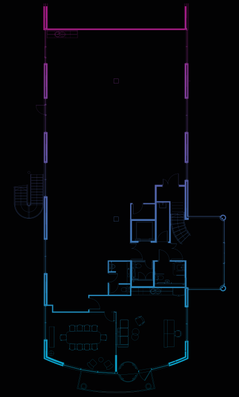
CGI image: Internal meeting room

CGI image: Ground floor office

LUNAR HOUSE

3,366 SQ FT TO BE REFURBISHED TO CAT A PLUS STANDARD TO INCLUDE:

+ Dedicated reception, fitted and furnished meeting room, open plan office with tea point
+ Raised floor with cabling and floor boxes
+ Fully exposed services
+ New VRF air conditioning
+ New PIR controlled, LG7 compliant suspended LED panels
+ Dedicated entrance
+ Shower
+ Excellent car parking ratio of 1:258 sq ft
+ Electric car charging points
+ 24 hour on-site security
+ Attractively landscaped grounds
+ EPC Rating: Targeting B



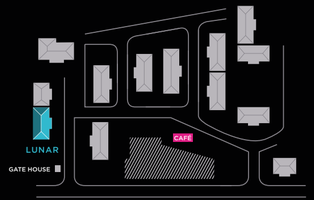
GROUND FLOOR

SCHEDULE OF AREAS

Ground floor (inc. reception)	sq ft	sq m
	3,366	313
TOTAL	**3,366**	**313**

Parking spaces

13 (1:258 sq ft)



A DEDICATED NEW ON-SITE CAFÉ AND COMMUNAL AREA

COMPLETION DECEMBER 2020: 'THE SHED'

LOCATED WITHIN THE BUSINESS PARK, THE SHED CAFÉ WILL OFFER A WIDE VARIETY OF FRESHLY PREPARED FOOD AND DRINK.

A convenient, stylish and versatile bistro-style space, The Shed is an excellent amenity both inside and out. But it's not just for lunch or for grabbing a snack, it's also a place to breakout for meetings, away from the office environment.

Freshly ground coffee, fruit smoothies, salads, paninis and pastries are just a few of the delicious options you can expect. Everything is produced freshly on site every day, so you can be sure you're getting exactly what you need to keep you energised throughout the working day.

CGI image

A GOOD CHOICE OF LOCAL AMENITIES WITHIN EASY REACH

EAT. DRINK. SHOP.

MERCURY PARK IS SITUATED IN THE VILLAGE OF WOOBURN GREEN, CLOSE TO THE TOWNS OF HIGH WYCOMBE, MARLOW AND BEACONSFIELD.

Wooburn Green itself has a bakery, a family run Italian restaurant, an independent coffee house and a Tesco Express. Just a few minutes' drive away is the village of Bourne End, with its boutique shops and riverside pubs.

High Wycombe's shops include Superdry, MAC, Office, TK Maxx, Zara and Next while Marlow's shops include Waitrose, Marks & Spencer, Space NK, Starbucks and The White Company.

For those who like to keep fit, a David Lloyd health club is only a 5-minute walk away. There are plenty of local pubs serving excellent food and nearby hotels include The Crazy Bear and the Crowne Plaza.

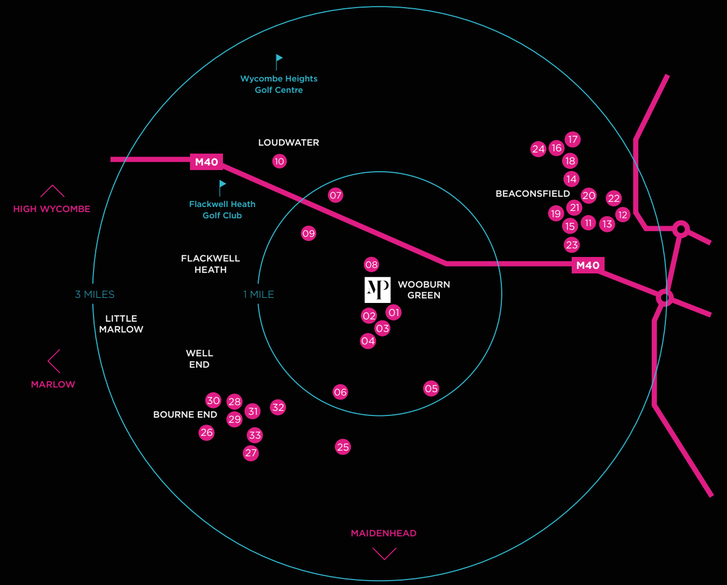
DAVID LLOYD
5 MINS WALK

TESCO EXPRESS
1 MIN DRIVE

A CHOICE OF HOTELS ON YOUR DOORSTEP

EXCELLENT CHOICE OF PUBS & RESTAURANTS NEARBY

A SELECTION OF CAFÉS INCLUDING THE POPULAR 'PERKYS'



NEARBY AMENITIES

01 Village Bakery
02 Perkys Coffee House
03 Dolce Vita Italian Restaurant
04 Tesco Express
05 Royal Standard Pub
06 The Old Bell Pub
07 Tesco Superstore
08 David Lloyd Health Club
09 Anytime Fitness Gym
10 Eden Shopping Centre
11 The Crazy Bear Hotel
12 The Swan Pub
13 Giggling Squid Restaurant
14 Sweaty Betty Sportswear
15 No.5 London End Restaurant
16 Boots
17 M&S Simply Food
18 White Stuff Clothing
19 Zizzi
20 Achimi Japanese Restaurant
21 Starbucks
22 The Wayfinder's Retreat Bar
23 Prelibato Restaurant
24 Revolution Restaurant
25 The Chequers Inn
26 The Bounty Pub
27 The Walnut Tree Pub
28 The Coriander Restaurant
29 Smiles Seafood
30 Costa Coffee
31 Co-op
32 La Maison Shop
33 Post Office

EASILY ACCESSIBLE BY ROAD OR RAIL INTO CENTRAL LONDON

CONNECTIONS

LOCATED IN SOUTH BUCKINGHAMSHIRE AND CLOSE TO THE M40 MOTORWAY, WITH EASY ACCESS TO M25, M4 AND M1. LONDON IS EASILY ACCESSIBLE WITH A REGULAR, FAST TRAIN SERVICE.

Wooburn Green is only four miles south east of High Wycombe, neighbouring Beaconsfield, Loudwater, Flackwell Heath and Bourne End.

Conveniently situated just a 3 minute drive from Junction 3 of the M40, whilst Junction 16 of the M25 is just 9 miles away. It also has excellent rail services into Central London from the nearby stations at High Wycombe and Beaconsfield.

M40 J3
1 MILE

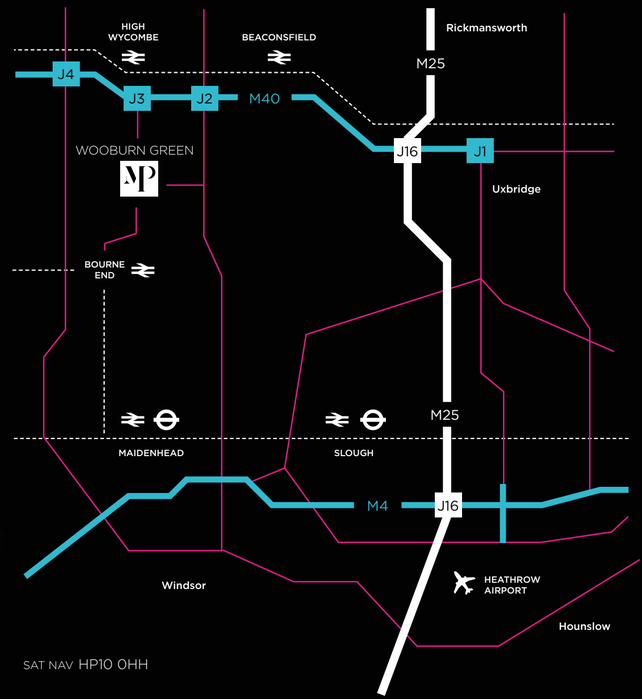
HEATHROW AIRPORT
18 MILES

M25 J16
9 MILES

BEACONSFIELD
25 MINS
MARYLEBONE

HIGH WYCOMBE
27 MINS
MARYLEBONE

BOURNE END
11 MINS
MAIDENHEAD



SAT NAV HP10 0HH

ALREADY HOME TO SOME ESTABLISHED COMPANIES

THE PARK

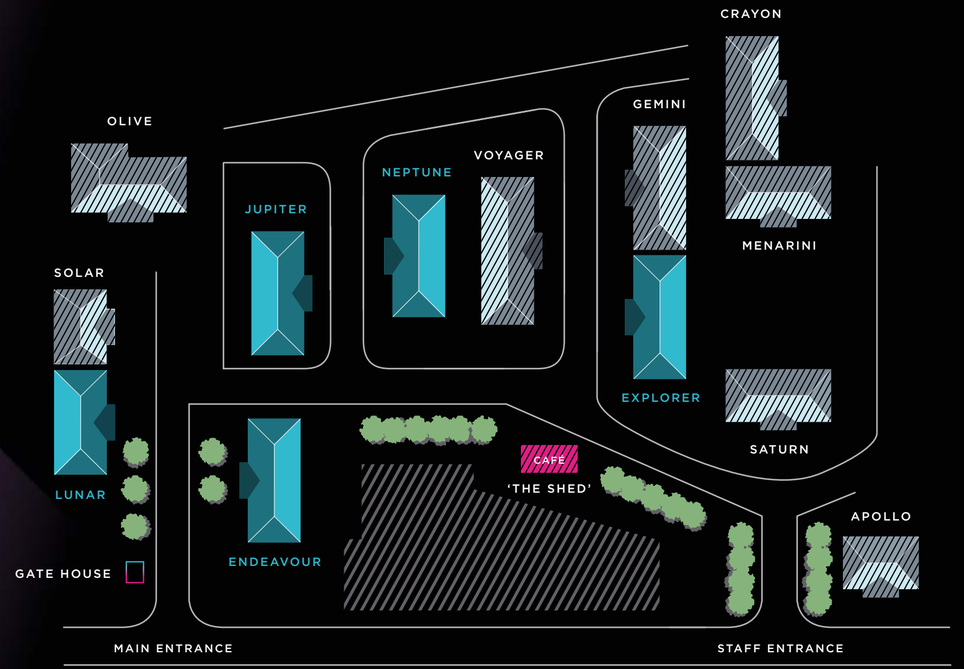
THE AREA IS HUGELY ATTRACTIVE TO MANY BUSINESSES DUE TO ITS GOOD LOCATION AND CONNECTIVITY.

A modern and secure office campus totalling 94,000 sq ft with a parking ratio of 1:240 sq ft. The campus has two entrances with security and benefits from a range of self contained flexible offices.

The park is already home to some impressive occupiers including: A Menarini, Stock Spirits, Olive, Crayon, Cala Homes and Laird.

OCCUPIERS

LUNAR HOUSE	3,366 SQ FT AVAILABLE Comland/Alfred Homes
SOLAR HOUSE	Recently LET to OCD Stock Spirits
OLIVE HOUSE	Olive
ENDEAVOUR HOUSE	7,655 SQ FT AVAILABLE
JUPITER HOUSE	4,311 SQ FT AVAILABLE Acacia Technologies UK
NEPTUNE HOUSE	4,304 SQ FT AVAILABLE Cepheid
VOYAGER HOUSE	UK Parking Control
EXPLORER HOUSE	8,155 SQ FT AVAILABLE
GEMINI HOUSE	Cala Homes
SATURN HOUSE	Laird Peter Lole & Co
MENARINI HOUSE	A Menarini
CRAYON HOUSE	Crayon
APOLLO HOUSE	Vanderbilt Homes



CONTACT

FOR MORE INFORMATION ON THIS PROPERTY
PLEASE CONTACT THE JOINT SOLE AGENTS.
STRICTLY BY APPOINTMENT ONLY.

Terms
Available on a new lease from the Landlord on terms to be agreed.

EPC - B

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
Compiled October 2020.

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