



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**MODERN GROUND FLOOR OFFICE SUITE
WITH PARKING**

**Unit 9 Anglo Office Park
Lincoln Road, Cressex Business Park
High Wycombe
Bucks HP12 3RH**



**1,652 sq.ft. (153 Sq M)
Approximate Net Internal Area**

TO LET

LOCATION

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

DESCRIPTION

Anglo office Park is a development on the Cressex Business Park about half a mile from Junction 4 of the M40 motorway, and about 1 mile from High Wycombe town centre.

ACCOMMODATION (Approximate Net Internal areas)

1,652 sq.ft. (153 sq.m)

TERMS

New lease available on terms to be agreed by negotiation.

RENT

On application.

RATES

The Valuation Office website indicates a Rateable Value of £19,500 effective from 1st April 2017. We would suggest that, in order to obtain the actual amount of rates payable, you should discuss this with the Business Rates Department at Buckinghamshire Council on 01494 461000. Also, rateable values can be obtained by visiting www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: C63 (valid until 4 December 2021).

VIEWING – Strictly by appointment through the Agents:

Duncan Bailey Kennedy

Adrian Dolan / Jim Sheldon / Tom Mudie

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