



Suite H1

Artisan, Hillbottom Road, High Wycombe, HP12 4HJ

MODERN 2nd FLOOR OFFICES WITH PARKING

2,088 sq ft
(193.98 sq m)

- Can be provided furnished (to be agreed)
- Prominent 2nd Floor Position
- Open plan office
- Ready for Immediate Occupation
- 10 car parking spaces

Suite H1, Artisan, Hillbottom Road, High Wycombe, HP12 4HJ

Summary

Available Size	2,088 sq ft
Rent	£36,540 per annum
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

Description

Artisan provides a secure self-contained office building within seven acres of landscaped grounds. The property benefits from an inhouse restaurant/café, meeting room facilities, passenger lift and 24-hour security.

The office is situated on the second floor, in a corner position with windows on two sides providing excellent natural light. The office is open plan with a small teapoint and is currently fully furnished. There is the potential for a new tenant to take over this existing furniture, and have a ready made 'office suite' with minimal initial outlay and expense.

The office has the benefit of 10 car parking spaces.

Location

Artisan occupies a prominent position at the junction of Lane End Road and Hillbottom Road, west of High Wycombe town centre.

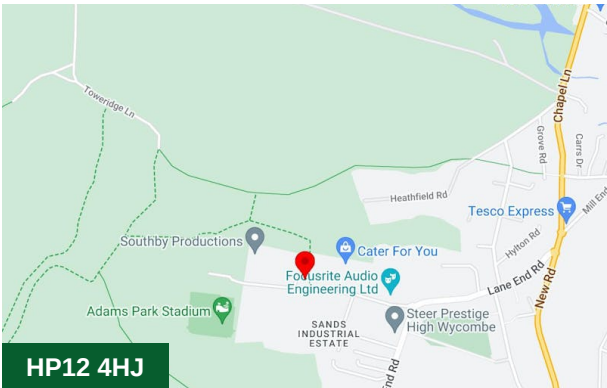
Junction 4 of the M40 is approximately 2.3 miles, and the town centre with mainline rail station serving London Marylebone is located approximately 2.7 miles distant.

Terms

An assignment (or sub-lease) can be offered by our client who hold a 10 year lease outside the Landlord & Tenant Act 1954 part II, from January 2023. There is a tenant break clause due in January 2028 (on 6 months prior notice) and a rent review. The passing rent is £36,540 pa exclusive.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



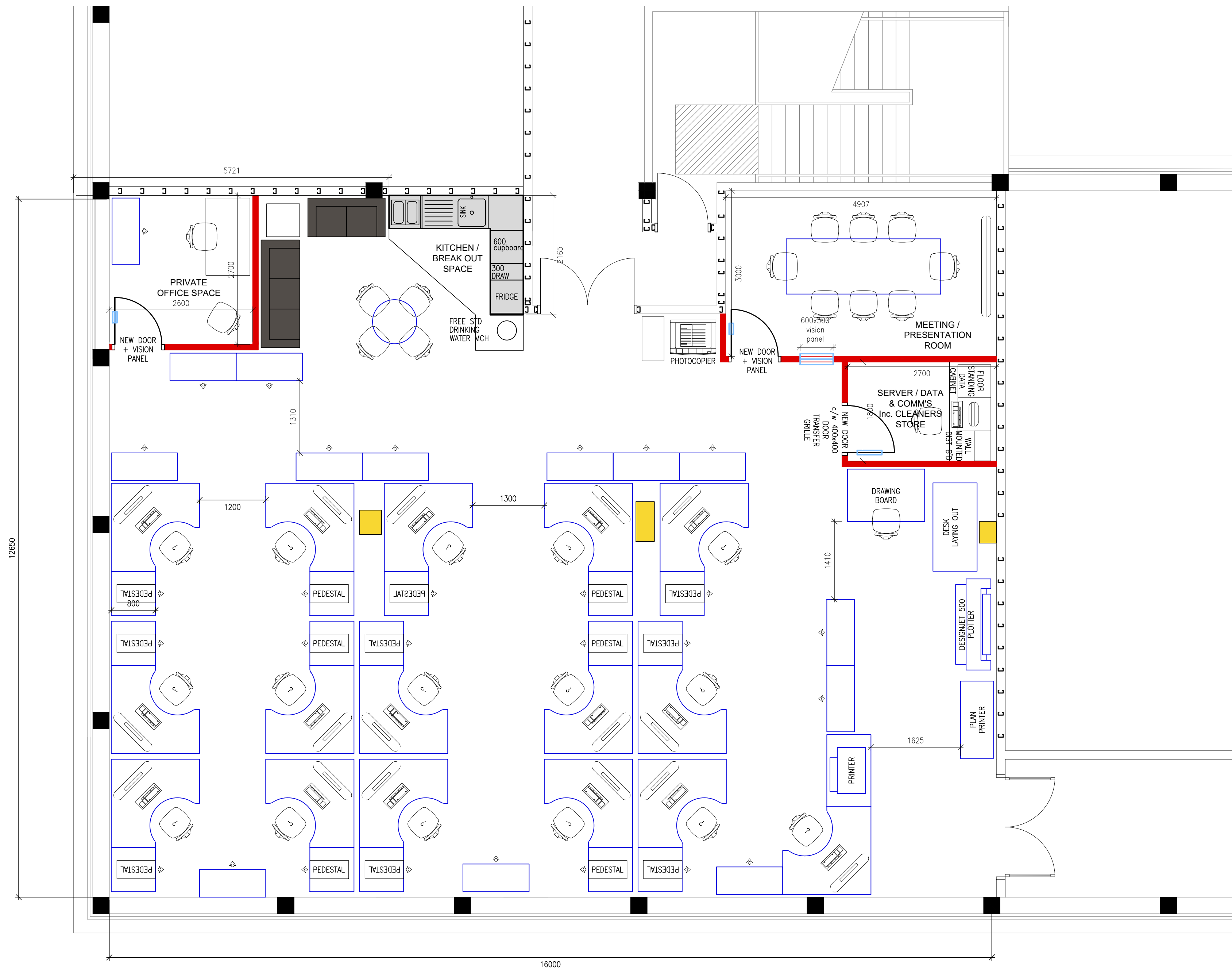
Viewing & Further Information



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GENERAL NOTES:-

Do not scale from this drawing.

All dimensions are to be checked on site prior to work commencing or preparation of shop working drawings - any discrepancies should be notified immediately.

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Drawing based on:

LEGEND:-

- NEW 100mm STUD WALL
- NEW 75mm STUD HALF HEIGHT WALL
- 2No. NEW DOORS
150x1500mm HIGH VISION PANEL
PUSH PLATES
300mm KICK PLATES
ROUND BAR LEVER DOOR HANDLE
- 1No. NEW DOORS
NO VISION PANEL
PUSH PLATES
300mm KICK PLATES
ROUND BAR LEVER DOOR HANDLE

NOTES:-

- CEILING HEIGHT - 2750mm

Rev	Description	Drn	Chkd	Date
P3	DESK LAYOUT UPDATED	N.E.W	?	25/08/22
P2	KITCHEN MOVED, LAYOUT UPDATED	N.E.W	?	25/08/22
P1	PRELIMINARY ISSUE	N.E.W	?	20/08/22

specific environments

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Project

**Specific Environments
Office Relocation**

Title

**Artisan - H1
Proposed Layout**

A2	Scale 1:50		
Drn.	N.E.W	Chkd.	Date 16/08/22
Drg. No. 22000-A-01			Rev. P3

Preliminary Issue