



11 Bull Lane, High Wycombe, HP11 2DL

**To Let | 2,892 sq ft**

1st & 2nd FLOOR OFFICES



11 Bull Lane, High Wycombe, HP11  
2DL

## TO LET

### Summary

- Size: 2,892 sq ft
- Rent: £9.95 per sq ft
- Rates payable: £6.85 per sq ft 2026
- Rateable value: £41,250
- EPC: C (63)

### Further information

- [View details on our website](#)
- [Microsite](#)

### Viewings and Further Information



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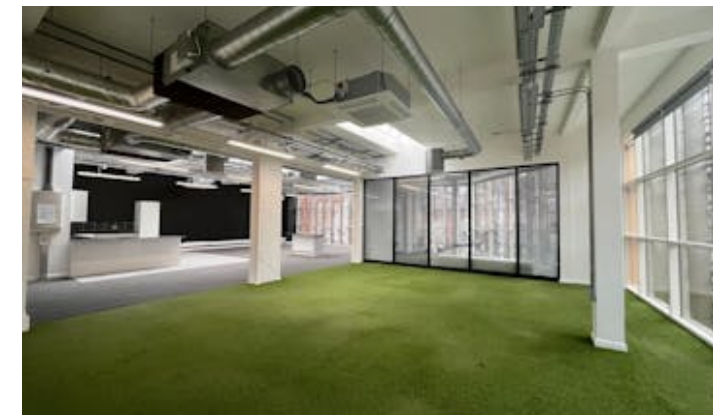


### Description

The property forms part of a recent commercial development completed in 2020. The available accommodation comprises offices over 1st & 2nd floors with it's own ground floor entrance.

The accommodation presents well and is modern in design, predominantly open plan, although there is a single glazed partitioned office in one corner, and two separate rooms situated on the 2nd floor that could either be used as offices, storage or break out areas. Amenities include carpeting, exposed services, including air-conditioning, dropped LED lighting and an impressive open plan kitchen. Excellent natural light with full height glazing to the front and a large skylight to the rear.

The property has the benefit of a platform access lift, disabled WC on the 1st floor, with additional male and female WC's on the 2nd Floor.



### Location

The property is situated within the heart of the town centre, above Robertos (the new Italian café bar/restaurant) opposite the Eden Shopping Centre. High Wycombe town centre has an extensive range of retail and leisure facilities. It 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. Both the bus and train stations are within easy walking distance of the property.

### Terms

To be let on a new Lease direct with the Landlord on terms to be agreed.

### VAT

Applicable

### Legal fees

Each party to bear their own costs

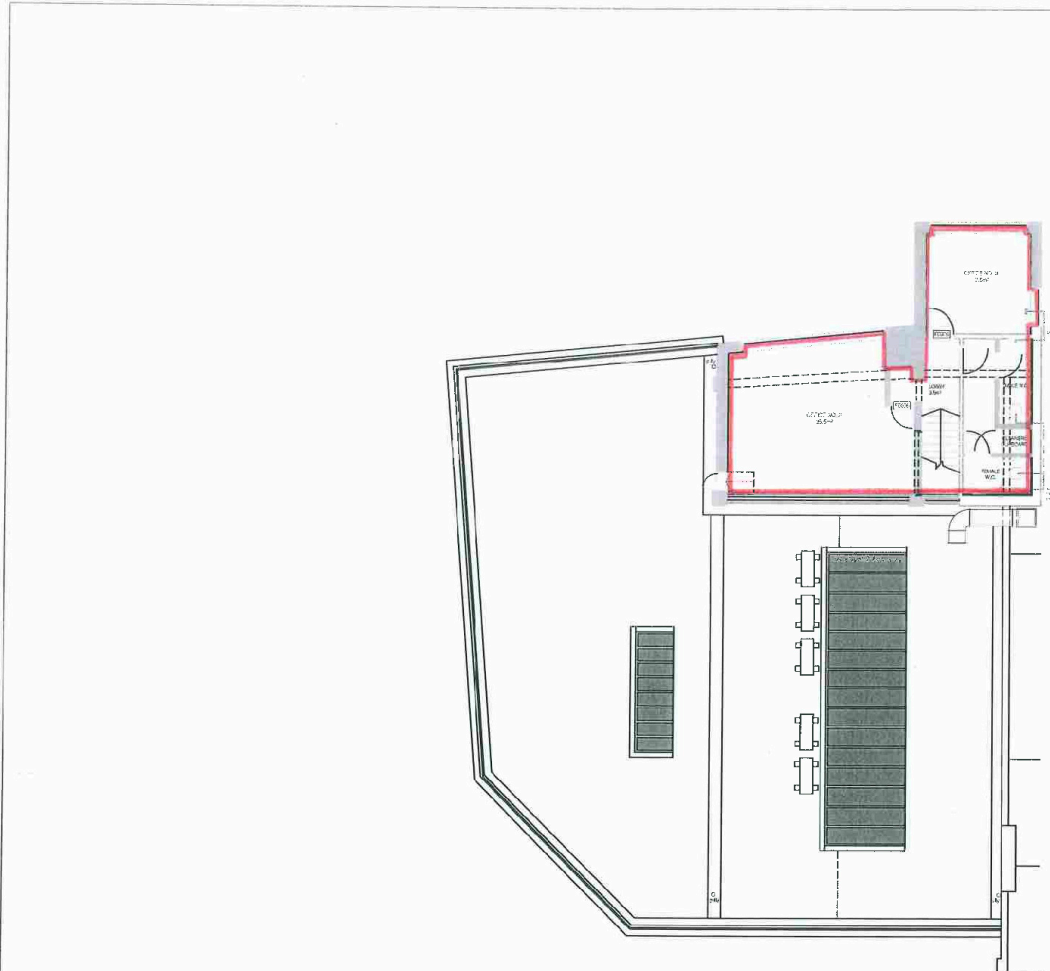
## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
1st - Office	2,530	235.04	Available
2nd - Office	362	33.63	Available
<b>Total</b>	<b>2,892</b>	<b>268.67</b>	



Floor plan



- NOTES**
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NO.	DATE	REVISION

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100 WHITE HART STREET  
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NO. 100  
 100 BUILT  
 SECOND FLOOR PLAN

NO.	DATE	REVISION

NO.	DATE	REVISION

