



## Sustainable Office Space In High Wycombe

### Second Floor

A2 Glory Park, Glory Park Avenue, High Wycombe, HP10 0DF

Office

# TO LET

**5,000 to 5,440 sq ft**

(464.52 to 505.39 sq m)

- Air Conditioning
- 18 Car Parking Spaces
- Newly Refurbished
- Offices & Meeting Room
- Immediate Occupation

# Second Floor, A2 Glory Park, Glory Park Avenue, High Wycombe, HP10 0DF

## Summary

<b>Available Size</b>	5,000 to 5,440 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	To be re rated
<b>EPC Rating</b>	D (99)

## Description

A second floor refurbished office suite. Originally open plan having been partitioned to provide a mix of offices, meeting rooms, breakout areas and open plan space. The separate boardroom is optional. Brilliant natural light on 3 elevations. Specification includes a raised floor, suspended ceilings with LED lighting. The offices are accessed via passenger lift or stairs from an impressive triple height reception.

## Location

Glory Park is located in Wooburn Green, close to Junction 3 of the M40 Motorway and on the edge of High Wycombe. The property lies approximately 26 miles northwest of central London, 6 miles north of Maidenhead and 9 miles from Junction 16 of the M25 London Orbital Motorway. High Wycombe and the surrounding area has an abundance of highly skilled local labour and has attracted major multi-national occupiers including: Veolia Water, Cala Homes and Johnson & Johnson.

## Accommodation

Name	sq ft	sq m
2nd	5,000	464.52
2nd - Boardroom (Optional extra space)	440	40.88
<b>Total</b>	<b>5,440</b>	<b>505.40</b>

## Viewings

By appointment with the agents.

## Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

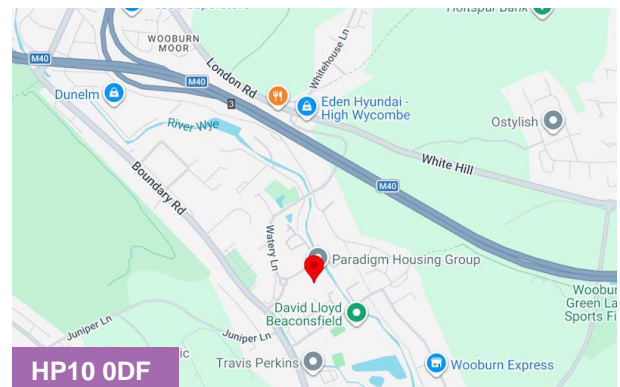
Business Rates will be payable by the tenant, directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Fees

## VAT

All figures quoted are exclusive of VAT, which we understand will be chargeable.



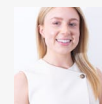
## Viewing & Further Information



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