

TO LET

1,180 Sq.Ft. (109.62 Sq.M.)



**The Old Courthouse, First Floor, Hughenden Road, High Wycombe,
Buckinghamshire, HP13 5DT**

TOWN CENTRE MODERN OFFICES

- Within Walking Distance of Town Centre & Railway Station
- Access To M40 J4 Is Within Circa 1.5 Miles
- 4 Car Parking Spaces
- Flexible Lease Terms Available



High Wycombe
01494 341530

THE OLD COURTHOUSE, FIRST FLOOR, HUGHENDEN ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5DT

Location

The property is located to the north of the Town Centre of High Wycombe, close to the junction of Hughenden Road and Benjamin Road, opposite the Morrisons Superstore. The Town Centre facilities and Mainline Railway Station are both within walking distance.

J4 M40 is circa 1.5 miles to the South of the property.

Description

The accommodation can be found within an attractive town centre property, at first floor level. The suite is accessed via a refurbished reception where WC facilities can be found. A further common WC facility can be found near to the suite entrance.

The suite itself is well presented with carpeting, neutral decoration and suspended ceiling with LED throughout.

The suite benefits from multiple windows providing excellent levels of natural light. The accommodation comprises main open plan office, with a further meeting room and separate kitchenette.

There are various air-cooling cassettes within the accommodation.

The office has the use of 4 allocated car parking spaces.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL (NIA)	1,180	109.62

Rent

£15.00 Per Sq Ft

The above rent is exclusive of business rates, service charge, insurance and utilities, and will be subject to VAT.

Terms

Available by way of a new Effective Full Repairing and Insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended. The property is available from 1st January 2027.

The current service charge budget is operating at a low rate of £5psf and will be reviewed annually.

Legal Costs

Each party to bear their own professional and legal costs.

VAT

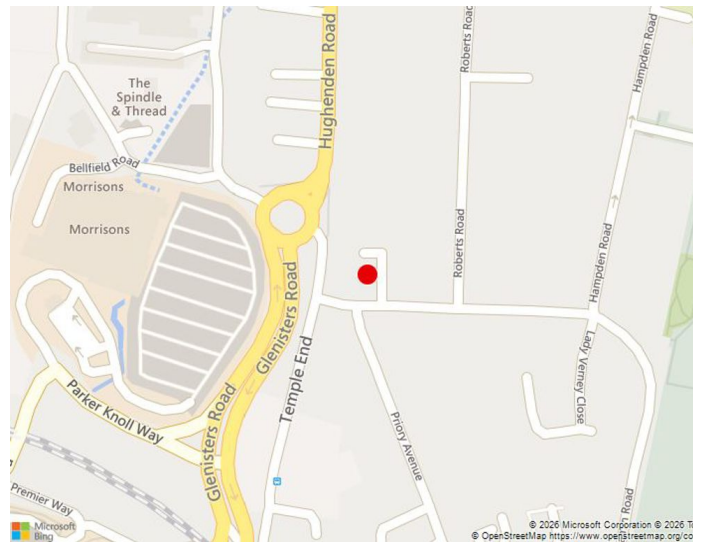
It is understood the property is elected to pay VAT.

Energy Performance Rating

C-70

Viewing Arrangements:

Please contact Sole Agents for further information.



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