



Units A & C Knaves, Beech Way, Knaves Beech Industrial Estate, High Wycombe,

HP10 9QY

To Let | 2,780 to 6,446 sq ft

GROUND FLOOR OFFICES WITH PARKING



Units A & C Knaves, Beech Way,
Knaves Beech Industrial Estate,
High Wycombe, HP10 9QY

TO LET

Summary

- Size: 2,780 to 6,446 sq ft
- Rent: £20 per sq ft Plus VAT
- Rates payable: TBC
- EPC: D (83)

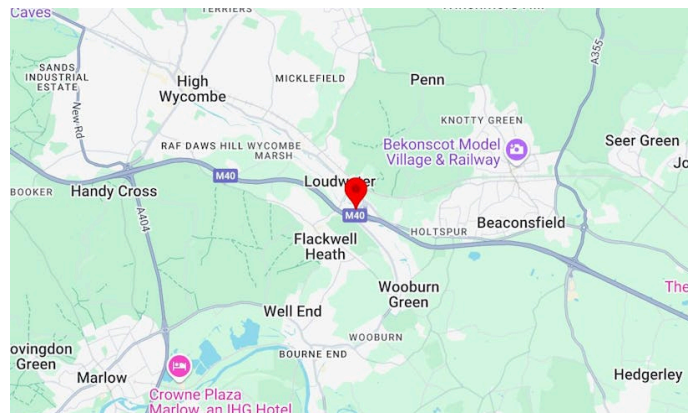
Further information

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

Viewings and Further Information



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Description

The space to be let provides two structurally open plan suites, either side of the shared reception area, on the ground floor. One of the areas is currently used for storage/fulfilment, the other a meeting suite with 5 separate offices and a post room, divided by demountable partitioning.

Male and female toilets are available on ground and first floors, and there is a shared kitchen/break out area. It is possible to create a private kitchen within the space to be let if required.

Location

Knaves Beech Way is very close to J3 M40, approximately 3 miles east of High Wycombe and 3 miles south of Beaconsfield. J16 of the M25 motorway is approximately 8 miles. Both nearby towns offer main line train services to London Marylebone and Birmingham.

VAT

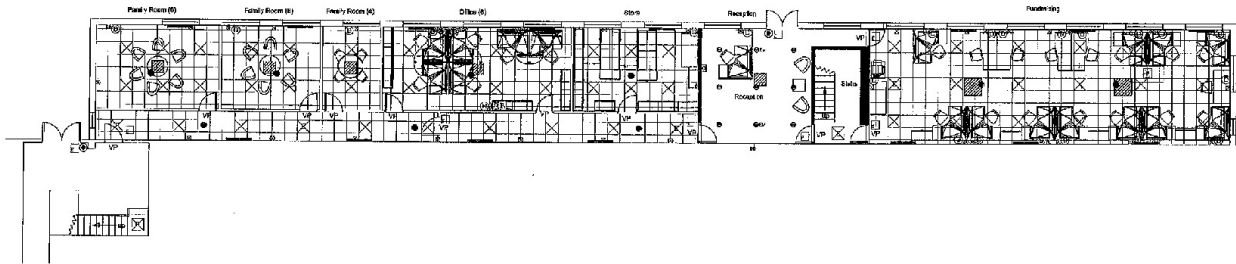
Applicable

Legal fees

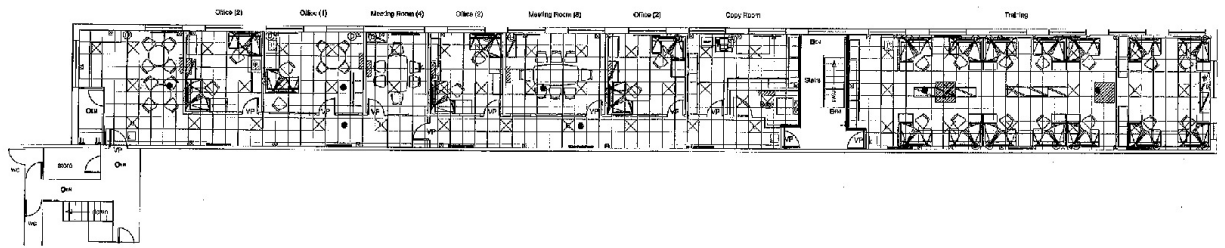
Each party to bear their own costs



Ground Floor - Proposed



First Floor - proposed



Electrics and Data Layout 2 furniture Secondary cutting and lighting

Existing DSD 3 New FSD 2 New ESSD in stud wall 2 3 x RLC cables 3	Colours scheme: All internal walls BS 2698 white All door frames grey All cabinet work All external cladding Calligraphic	TYPES OF PARTITION MP Mosaic Panel --- New 100mm thick metal stud --- 200mm double glazed panel --- with integral LED --- New 100mm thick metal stud --- with 100mm brick wall	<input checked="" type="checkbox"/> Emergency light fitting <input type="checkbox"/> On light <input checked="" type="checkbox"/> Consider <input checked="" type="checkbox"/> Askers/Detector/Door Head	All signs and notices to comply with British Standard BS99 part 1 Fire notices, safety signs and graphic symbols The client is responsible for ensuring all necessary permits are necessary	Tiltac part Unit D, Kneaves Boach Way, Loudwater HP10 9QY	Scale: 1:100 @ A1 Date: 20th December 2018 Drawing No. CBUK Building Control Approved Revised 20.12.18
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