



Swan House

White Hart Street, High Wycombe, HP11 2HL

TOWN CENTRE OFFICES

294 to 6,882 sq ft
(27.31 to 639.36 sq m)

- Partly furnished
- Available individually or as a whole
- Reception area
- Excellent natural light
- Centrally located within the town centre

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 294 to 6,882 sq ft |
| Rent | £13.50 per sq ft |
| Rates Payable | £4.05 per sq ft |
| Rateable Value | £54,500 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon Enquiry |

Description

Swan House provides office accommodation on two principal floors over part of the Eden Shopping Centre, with access and reception lobby on White Hart Street.

The property comprises a number of partly furnished, separate office suites over the two floors, accessed via a lift, with comms room, kitchen and WC's.

The offices are modern in design with carpets, suspended ceilings with recessed lighting, central heating, and some with additional air-conditioning. The offices have plenty of natural light coming from large windows around the majority of the office accommodation.

Location

Swan House is located in White Hart Street, in High Wycombe town centre. It forms part of the new Eden Shopping Centre and therefore access is immediately available to all of the town centre amenities.

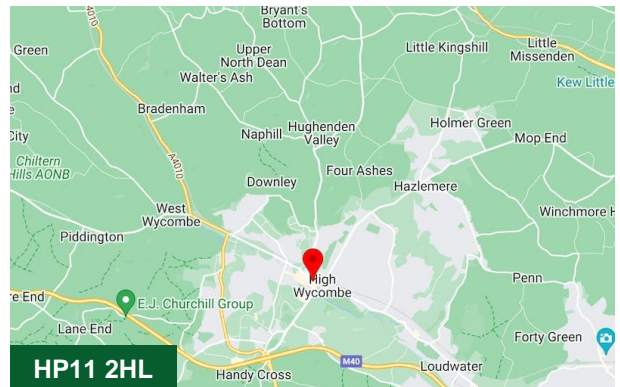
High Wycombe is strategically located on the M40 motorway with excellent access to towns within the Greater Thames Valley region. High Wycombe has excellent rail links to London Marylebone with a fastest journey time of 25 minutes.

Accommodation

| Name | Sq ft | Sq m |
|---------------|--------------|---------------|
| 1st - Room 1 | 277 | 25.73 |
| 1st - Room 3 | 432 | 40.13 |
| 2nd - Room 5 | 216 | 20.07 |
| 2nd - Room 6 | 325 | 30.19 |
| 2nd - Room 7 | 260 | 24.15 |
| 2nd - Room 8 | 308 | 28.61 |
| 2nd - Room 9 | 283 | 26.29 |
| 2nd - Room 10 | 220 | 20.44 |
| 2nd - Room 11 | 256 | 23.78 |
| 2nd - Room 12 | 190 | 17.65 |
| 2nd - Room 13 | 286 | 26.57 |
| 2nd - Room 16 | 3,634 | 337.61 |
| Total | 6,687 | 621.22 |

Terms

Available on a new lease direct from the landlord.



Viewing & Further Information



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