

**FINAL SUITES
REMAINING**

MODERN OFFICE
BUILDINGS
IN A COURTYARD
SETTING WITH
ON-SITE PARKING

UNITS 5, 6 & 10

ANGLO OFFICE PARK

CRESSEX BUSINESS PARK, LINCOLN ROAD
HIGH WYCOMBE, BUCKS, HP12 3RH



**1,112 sq ft (103.30 sq m) to
3,426 sq ft (318.3 sq m)
TO LET**

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LOCATION

Located within High Wycombe's premier business park, Anglo Office Park is situated about half a mile from the M40 (Junction 4) and about 1 mile from High Wycombe town centre. The mainline railway provides services to London Marylebone with a fast train of 27 minutes.

High Wycombe is situated 30 miles north-west of central London with access to the M40 motorway (junctions 3 & 4) providing access to the M25 motorway 12 miles to the east. Heathrow Airport is 20 miles to the east.

DESCRIPTION

Anglo Office Park is a modern office development providing open plan accommodation at ground floor and first floor level.



FEATURES

- Gas fired central heating
- Perimeter skirting trunking
- Suspended ceilings with LED lighting
- Raised floors
- Fully carpeted
- Male, female and disabled wc
- Hardwood veneer internal doors
- Car parking
- Double glazed windows

ACCOMMODATION

Unit	sq ft	sq m	EPC Rating
5	1,112	103.3	C-73
6	1,112	103.3	C-73
Total	2,224	206.6	
10 Ground floor	1,653	153.6	C-71
10 First floor	1,773	164.7	D-88
Total	3,426	318.3	

*Units 5 & 6 can be combined to create one large suite if required.

TERMS

Offices are available to let on new effective full repairing and insuring leases.

VIEWING

By appointment with joint sole agents.

William Janes
e: willj@dbk.co.uk
d: 01494 450 951

Gerard Barry
e: gb@chandlergarvey.com
d: 01494 446 612

Adrian Dolan
e: adriand@dbk.co.uk
d: 01494 450 951



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