

# TO LET

## GROUND FLOOR OFFICE SUITE



### **1 Bishops Court**

Lincolns Inn Office Village  
High Wycombe  
HP12 3RE

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**939 Sq Ft (87 Sq M)  
Offices**

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- Ground floor open plan office suite
- Attractive courtyard development
- Double doors for goods access
- Raised floors and central heating
- 5 Parking spaces
- Located on Cressex Business Park with excellent road and rail links

**1 Bishops Court**  
Lincolns Inn Office Village  
High Wycombe, HP12 3RE

**Rent:** £15,000 Per Annum  
**EPC:** TBC

### Description

Lincoln's Inn Office Village is located on Cressex Business Park, High Wycombe's premier business location within one mile of junction 4 of the M40 motorway. This attractive office development comprises 12 modern terraced office buildings, arranged around a spacious, landscaped central courtyard.

The Ground Floor Suite provides predominantly open plan, refurbished office space with raised floors and central heating. Access to the suite is via a shared entrance with secure door entry system or via double doors with direct access into the suite.

### Accommodation

NIA	Sq Ft	Sq M
<b>Total</b>	<b>939</b>	<b>87</b>

### Location

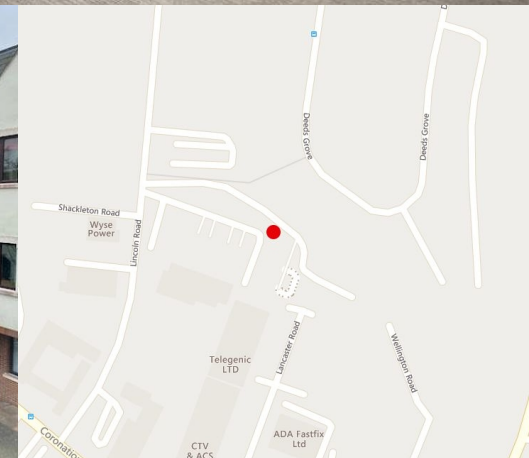
High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

### Business Rates

For further information regarding your Rates Payable please contact your Local Authority.



### Contact

Viewing strictly by prior appointment:



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