

ST JOHN'S PLACE, EASTON STREET, HIGH WYCOMBE HP11 1NL



25,294 sq ft (2,349 sq m)

**Modern air-conditioned offices behind a
period facade with 86 car parking spaces**

020 7629 5456

2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP

brayfoxsmith.com

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Location

St John's Place is situated in a prominent location in the heart of High Wycombe, with just a few minutes walk to the town's train station. The station has regular direct links to London, Birmingham and Aylesbury, reaching London in just 25 minutes (fastest time).

The central location allows easy access to the town centre amenities of such as restaurants, shops and the Eden Shopping Centre which opened in 2008, offering extensive retail options.

The property offers immediate access to the A40 (London Road) and junction 4 of the M40 is just a 5 minute drive. This provides excellent links to other Thames Valley areas, along with easy access to the M25 and a route into London.



Description

St Johns Place is a modern office building behind a striking period façade arranged over four floors with large efficient floor plates. There are 86 parking spaces on site, air conditioning, raised floors and 2 passenger lifts serving the property.

Specification

- Modern offices built behind a period façade
- Attractive brick elevations with sash windows
- Suspended ceilings with recessed lighting
- Air conditioning
- Raised floors
- 2 passenger lifts
- Ladies and Gents WC's

Floor Areas (approx)

FLOOR	SQ FT	SQ M
Second	9,128	847.8
First	10,309	957.7
Ground (East)	2,823	262.2
Ground (West)	1,655	153.7
Basement	1,379	128.0
Total Availability	25,294	2,349.6

Terms

Available on a new lease from the Landlord on terms to be agreed.

Viewing

Strictly by appointment through the sole agents.

Bray Fox Smith

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