

# TO LET

## OFFICE SUITES



### **Cournswood House**

Clappins Lane  
High Wycombe  
HP14 4NW

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**84 - 962 Sq Ft (8 - 89 Sq M)  
Offices**

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- **3 Office suites available individually or in combination**
- **Rent inclusive of rates, service charge and utilities**
- **Quiet village location**
- **Flexible terms**
- **Shared kitchen and WC facilities**
- **Parking available on site.**



## Cournswood House

Clappins Lane

High Wycombe, HP14 4NW

**Rent:** £350.00 - £1,850.00 Per Month

**EPC:** D90

### Description

The offices are situated in the Annex building at Cournswood House and compromise a number of rooms which can be let individually or in combination.

Three office suites available. One large office suitable for 6-8 workstations, a medium sized office suitable for 3-4 workstations and one small office suitable for 1-2 workstations.

The offices benefit from air-conditioning (in part), underfloor/perimeter trunking and LED lighting. Access included to shared kitchen, toilet facilities and a reception room as well as car parking for up to 10 vehicles.

### Accommodation

Net Internal Areas	Sq Ft	Sq M
Large Office	484	45
Medium Office	161	15
Small Office	84	8
<b>Total</b>	<b>962</b>	<b>89</b>

### Location

Naphill is located on the north side of High Wycombe and close to Lacey Green.

Naphill benefits from regular bus services to High Wycombe and Aylesbury. Mainline train services can be found in Princes Risborough, a short drive away.

### Tenure

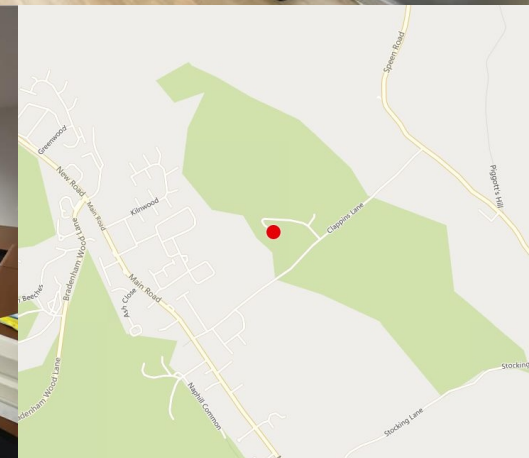
Licence or lease

### Legal Costs

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

### Business Rates

Included in rent together with service charge and utilities.



### Contact

Viewing strictly by prior appointment:



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