



PEREGRINE
BUSINESS
PARK

HIGH WYCOMBE, BUCKINGHAMSHIRE HP13 7DL

SELF CONTAINED REFURBISHED OFFICE BUILDINGS WITHIN AN ESTABLISHED BUSINESS PARK

PEREGRINEBUSINESSPARK.CO.UK



Peregrine Business Park is a
6 building campus and is already home to
Tetra Pak, Asolvi, Star Micronics and
Sky Medical Technology.

Accommodation is available in 3 separate buildings; Swift House,
Mallard House and Hawk House, ranging from 2,256 sq ft to 13,262 sq ft.

SWIFT HOUSE

Computer Generated Image



MALLARD HOUSE



HAWK HOUSE



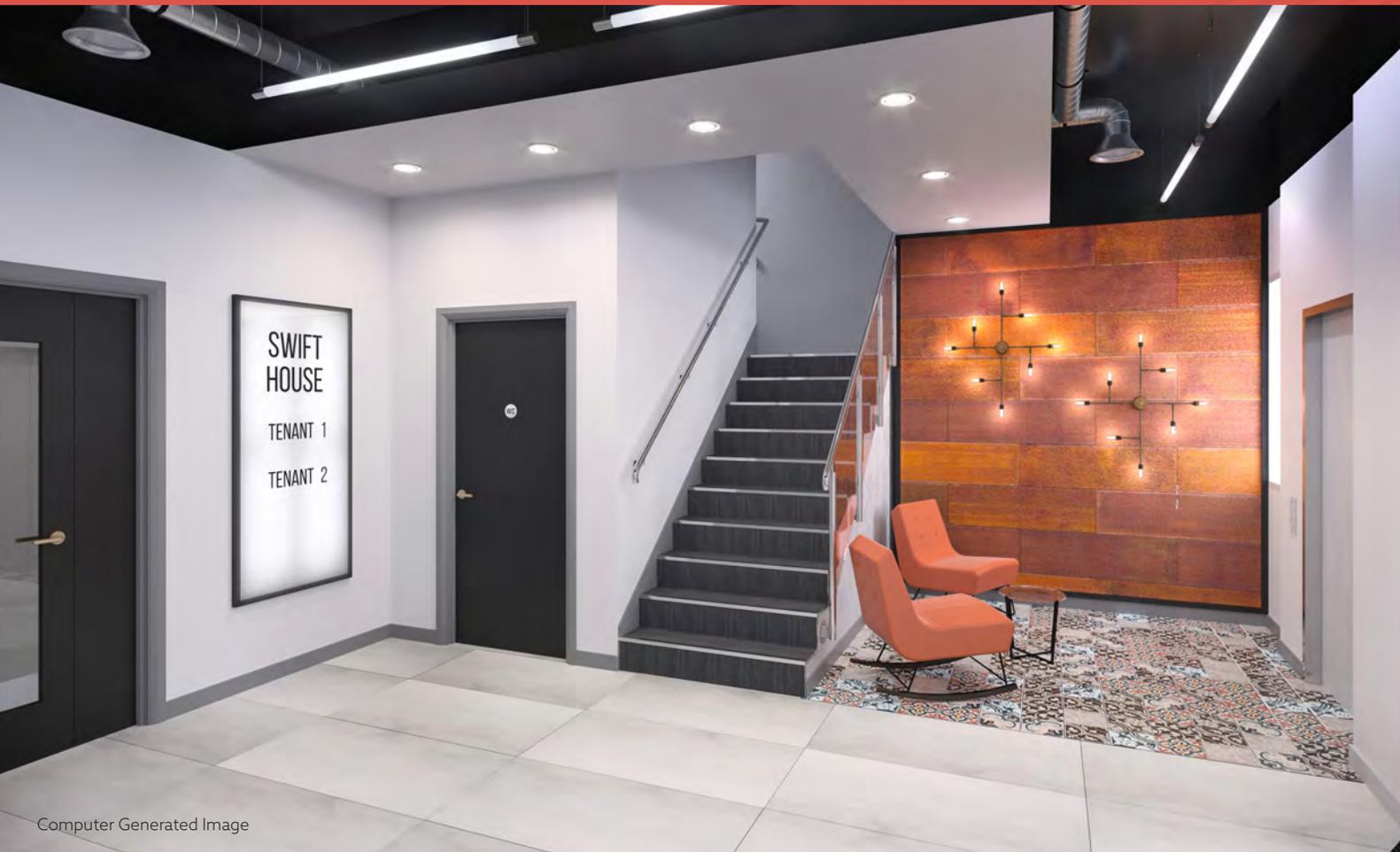
SWIFT HOUSE

Refurbished office space from 2,125 sq ft to 4,499 sq ft to let.

Swift House is to undergo a full refurbishment to provide high quality offices available as a whole or on a floor-by-floor basis.

SPECIFICATION

- + New air-conditioning system
- + Remodeled reception area
- + New suspended ceilings and lighting
- + Improved insulation for better energy efficiency
- + Newly refurbished female and male toilet facilities on each floor
- + New lift
- + Car parking ratio of 1:220 sq ft



Computer Generated Image



Computer Generated Image



Computer Generated Image

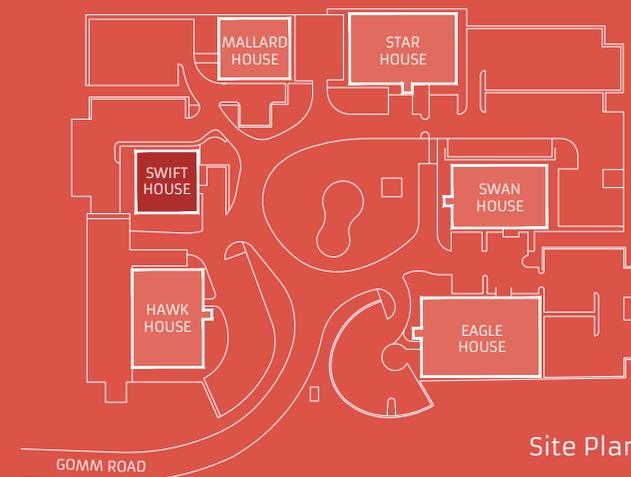
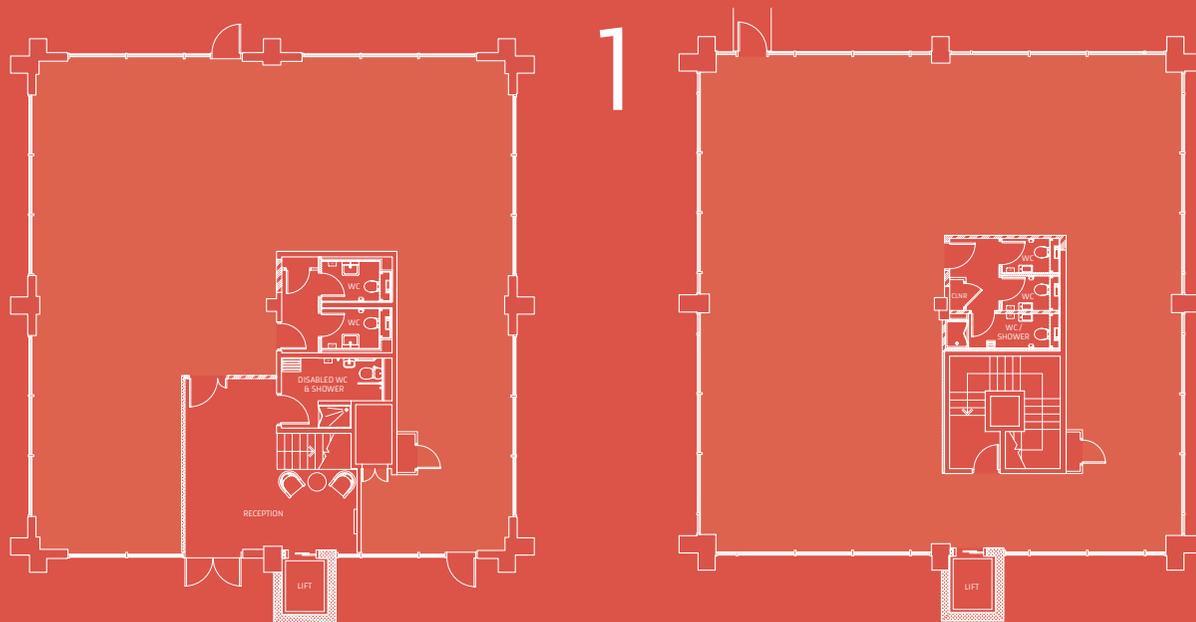
Accommodation

Measured on a net internal basis.

Floor	sq ft	sq m
First	2,374	221
Ground	2,125	197
Total	4,499	418

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Site Plan

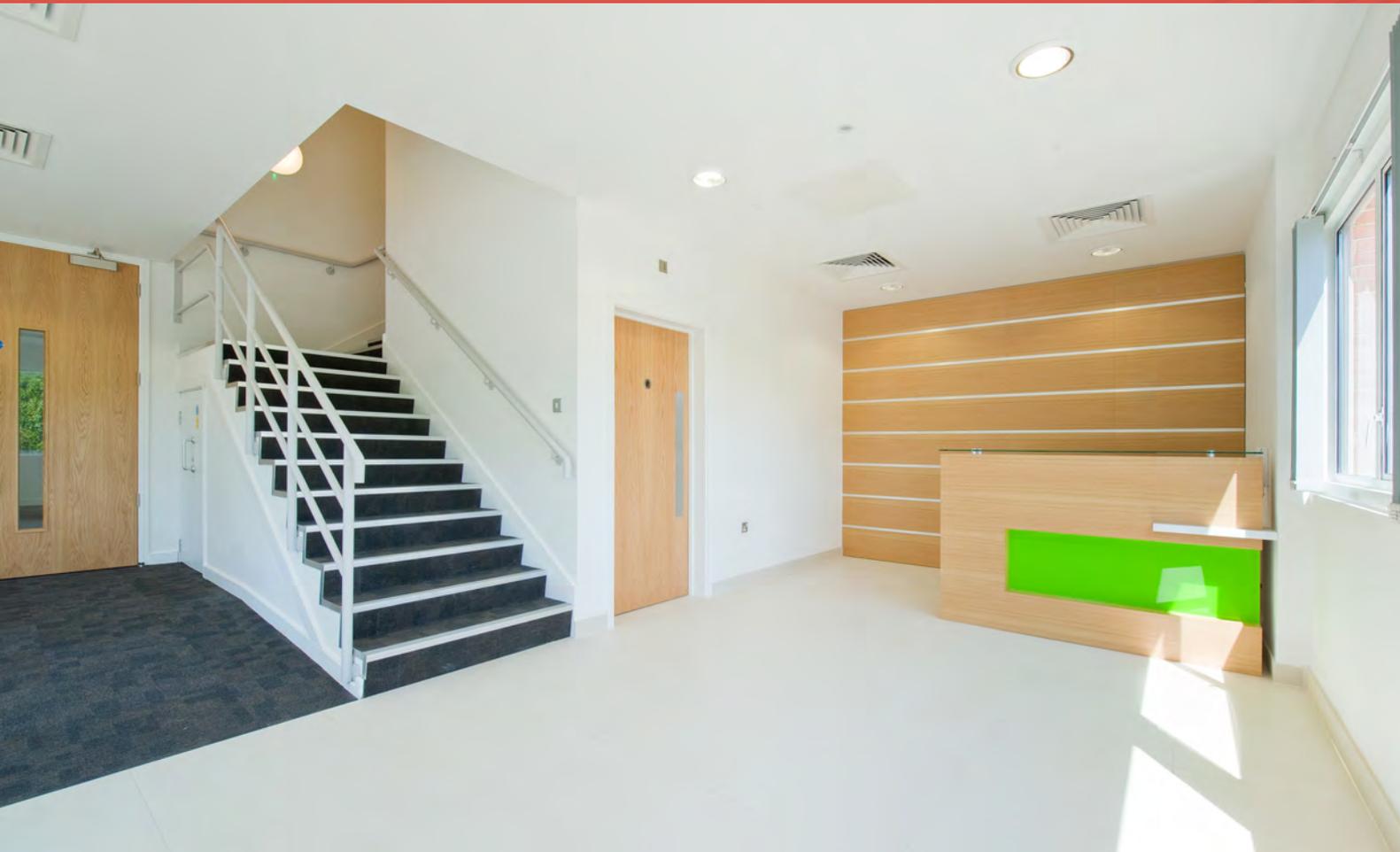
MALLARD HOUSE

Refurbished office space from 2,256 sq ft to 4,889 sq ft to let.

Mallard House offers a contemporary self-contained office building with the added benefit of dedicated car parking.

SPECIFICATION

- + 3 pipe VRF air-conditioning system
- + Remodeled reception with canopy
- + Full access raised floors with new carpeting throughout
- + Suspended ceilings with integral LG7 lighting
- + Improved insulation for better energy efficiency
- + Female and male toilet facilities on each floor
- + Car parking ratio of 1:220 sq ft



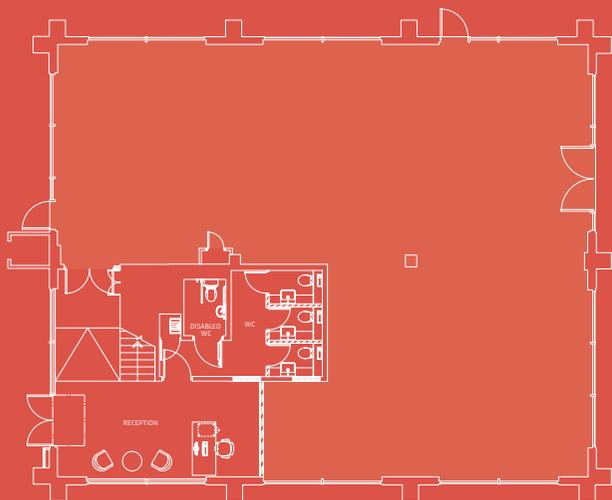


Accommodation

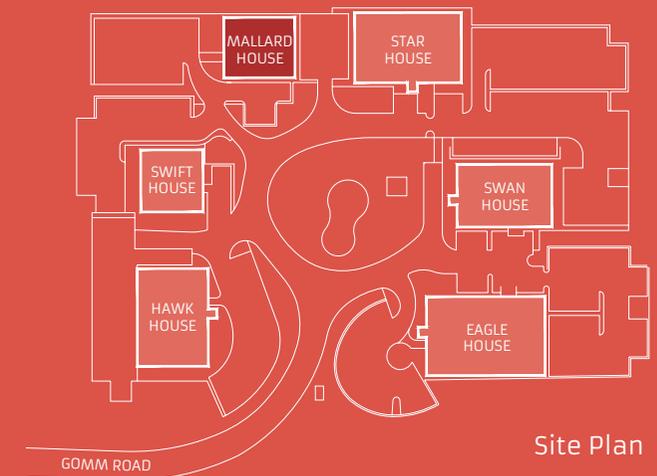
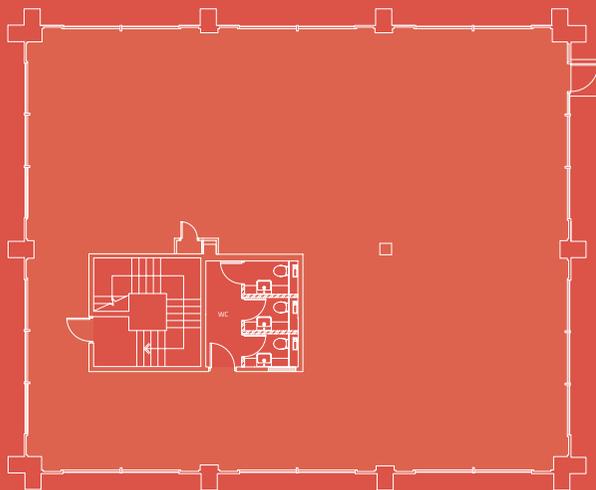
Measured on a net internal basis.

Floor	sq ft	sq m
First	2,633	245
Ground	2,256	209
Total	4,889	454

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Site Plan

HAWK HOUSE

Refurbished office space of
3,874 sq ft to let.

The ground floor of Hawk House has been substantially refurbished to provide high quality offices on a floor-by-floor basis.

SPECIFICATION

- + 3 pipe VRF air-conditioning system
- + Remodeled reception with canopy
- + Full access raised floors with new carpeting throughout
- + Suspended ceilings with integral LG7 lighting
- + Improved insulation for better energy efficiency
- + Female and male toilet facilities on each floor
- + Car parking ratio of 1:220 sq ft



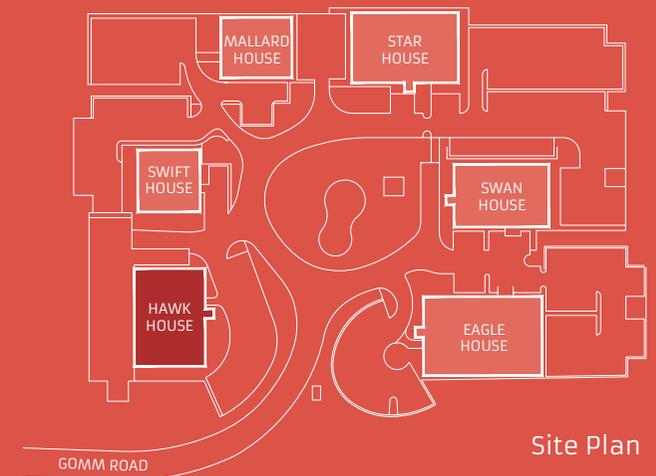
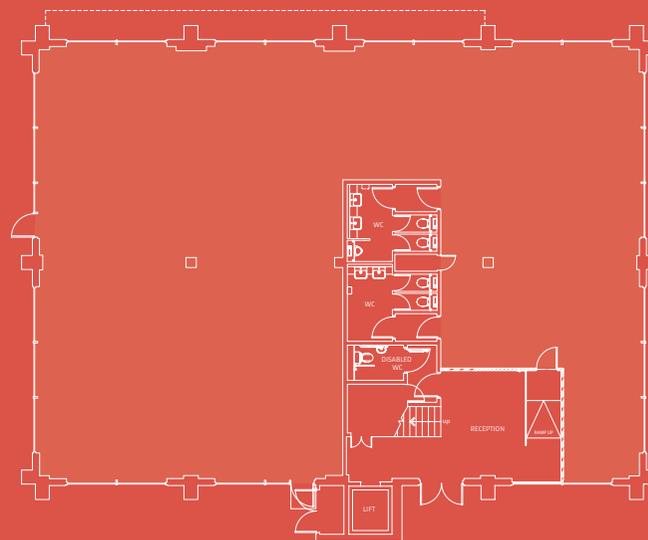


Accommodation

Measured on a net internal basis.

Floor	sq ft	sq m
Ground	3,874	360
Total	3,874	360

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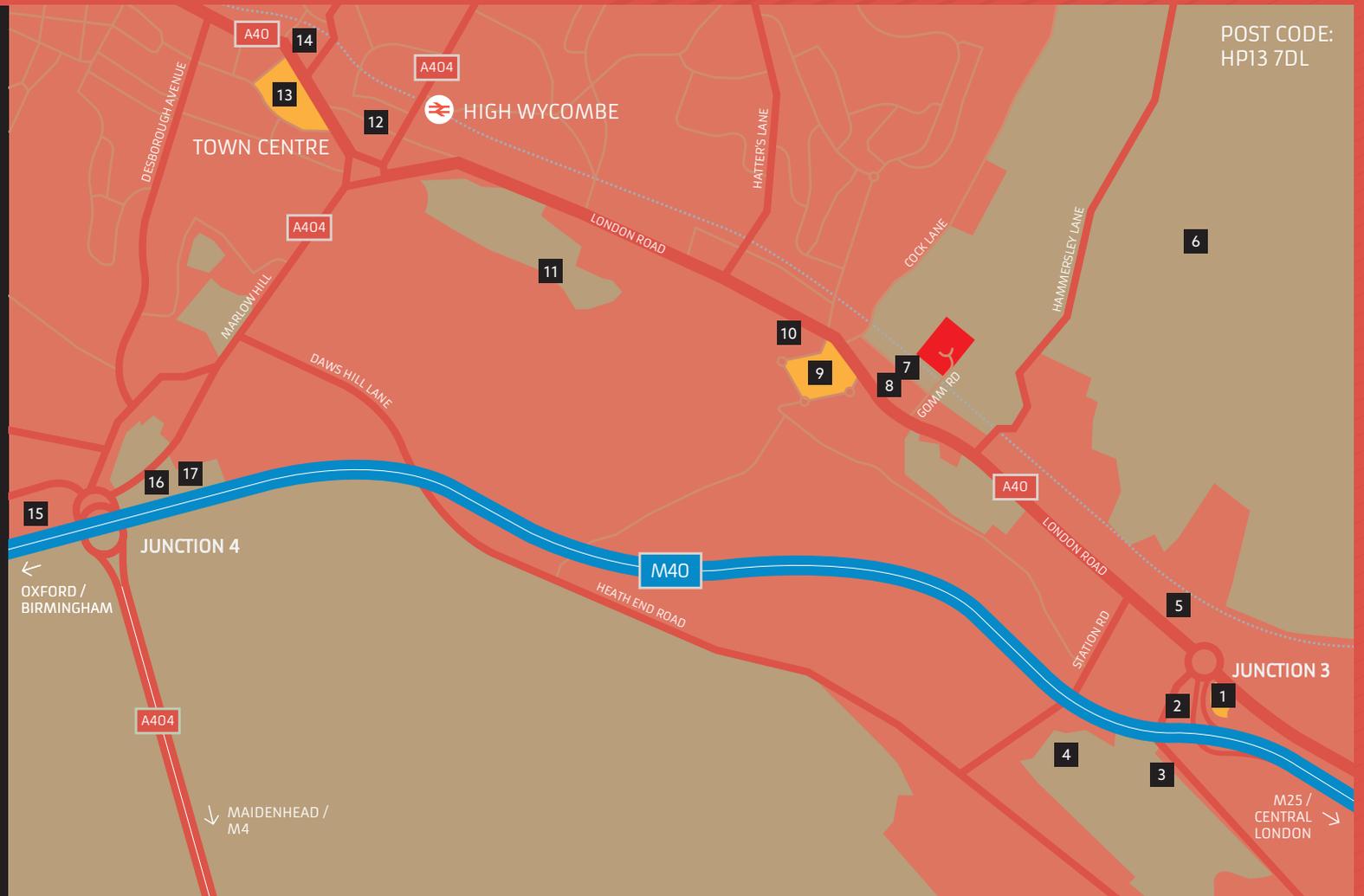
Site Plan

Peregrine Business Park is located at the end of Gomm Road, only 2 miles to High Wycombe town centre with its abundance of amenities.



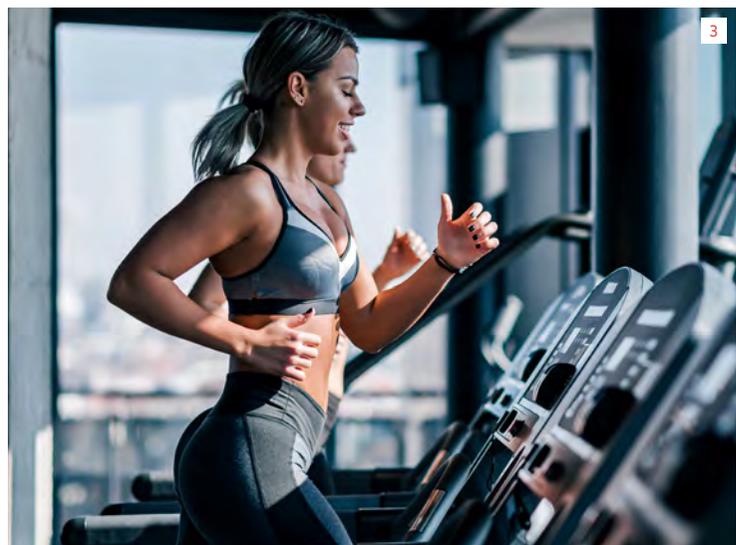
LOCAL AMENITIES

- | | |
|----|-----------------------------|
| 1 | Tesco Superstore |
| 2 | Costa Express |
| 3 | Anytime Fitness |
| 4 | Flackwell Heath Golf Club |
| 5 | Premier Inn |
| 6 | Wycombe Heights Golf Centre |
| 7 | Aldi |
| 8 | B&Q |
| 9 | Wycombe Retail Park |
| | - M&S Foodhall |
| | - KFC |
| | - Pizza Hut |
| | - Wickes |
| | - Argos |
| | - Currys PC World |
| | - Subway |
| | - Welcome Gym |
| 10 | Tesco Express |
| 11 | Wycombe Rye Lido |
| 12 | High Street |
| 13 | Eden Shopping Centre |
| | - M&S |
| | - Next |
| | - H&M |
| | - TKMaxx |
| | - GAP |
| | - Zara |
| | - House of Fraser |
| | - Zizzi's |
| | - Wagamama |
| | - Caffé Nero |
| | - Nando's |
| | - Starbucks |
| | - Yo! |
| | - Burger King |
| 14 | Sainsbury's |
| 15 | John Lewis |
| 16 | Waitrose |
| 17 | Wycombe Leisure Centre |





2



3



4



5



6



7



8



9



10

- 1: M&S Foodhall - 0.5 miles
- 2: Eden Shopping Centre - 2.5 miles
- 3: Welcome Gym - 0.5 miles
- 4: Wycombe Leisure Centre - 3 miles
- 5: Pizza Hut - 0.5 miles
- 6: High Wycombe High Street - 2 miles
- 7: Costa Express - 2 miles
- 8: Premier Inn - 1.4 miles
- 9: Tesco Superstore (24 hour) - 1.5 miles
- 10: Wycombe Heights Golf Centre - 1.3 miles

High Wycombe occupies a strategic position 30 miles west of London and approximately 30 miles south west of Oxford.

The town benefits from excellent road communications with junctions 3 and 4 of the M40 approximately 1.4 and 3.4 miles distance respectively. The M25 is approximately 8 miles to the east of the town, with the M42 to the north.



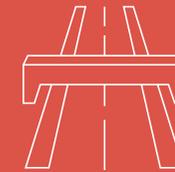
10
MINUTE

Walk to Wycombe Retail Park



1.4
Miles

To M40 (junction 3)



3.4
Miles

To M40 (junction 4)



22
MINUTES

To London Marylebone



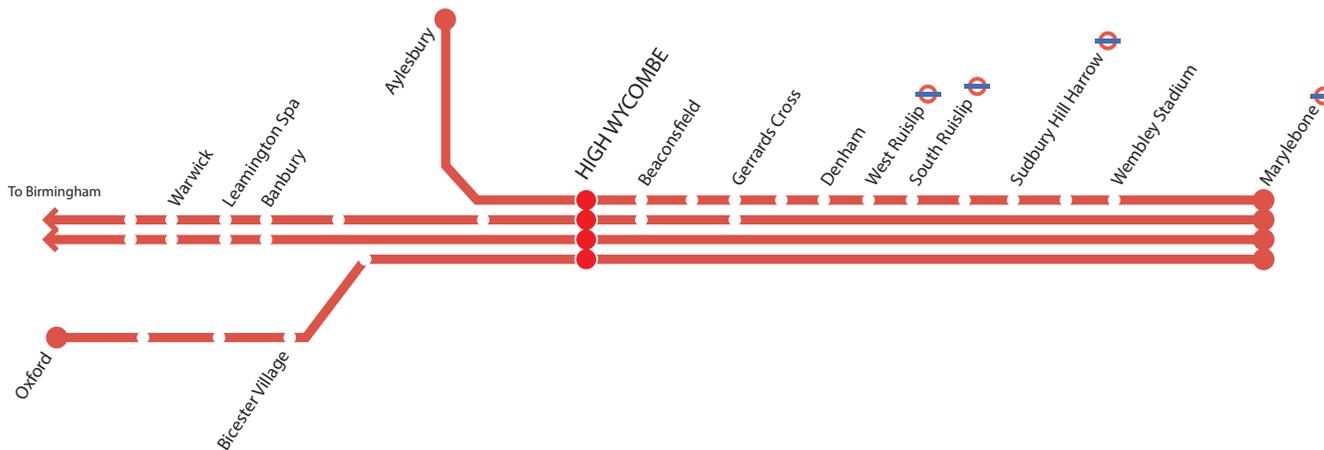
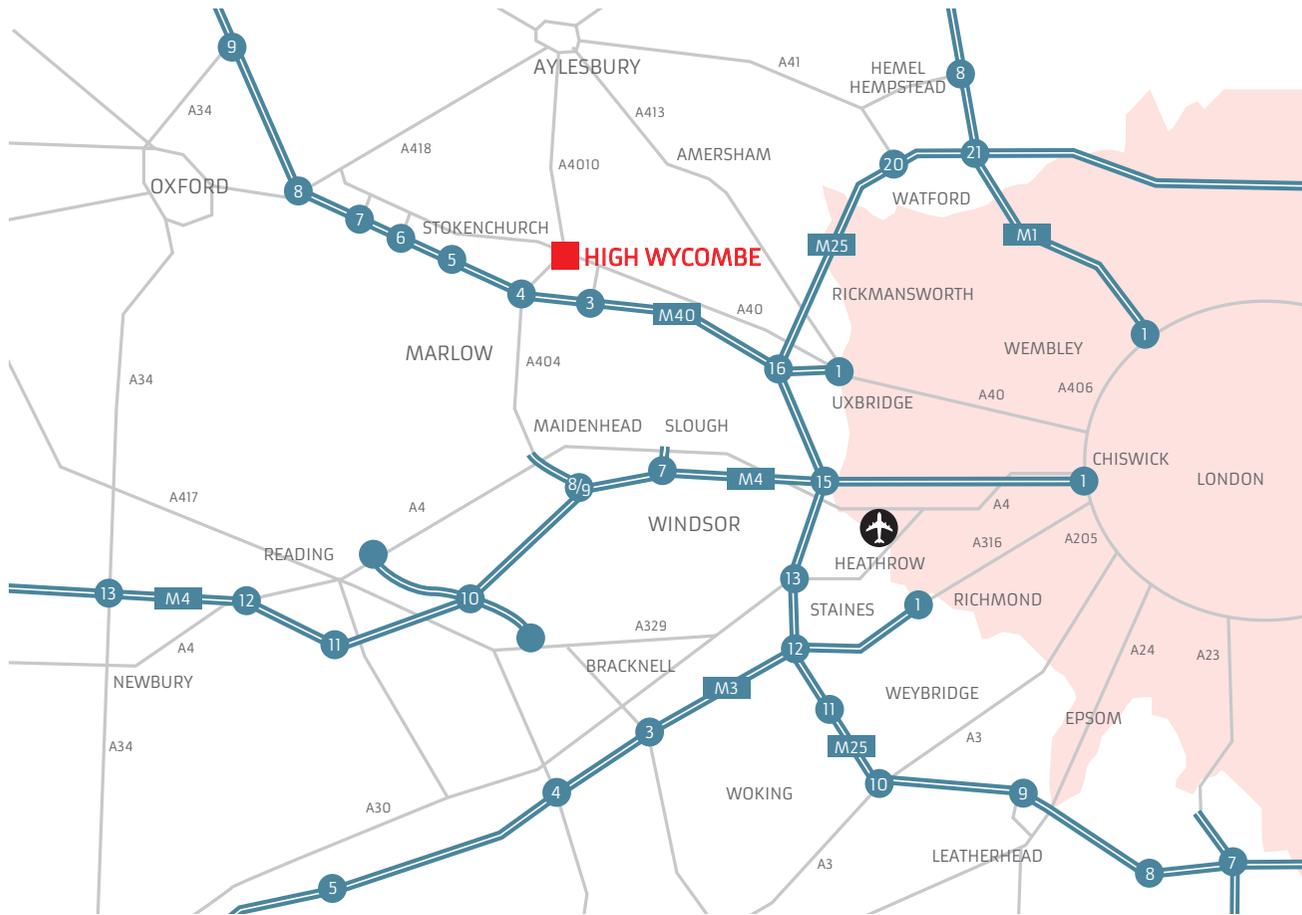
2
MILES

To High Wycombe Town Centre



16
MILES

To Heathrow Airport



National rail networks operate from High Wycombe, with direct trains to London Marylebone Station every 15 minutes. Direct trains to Birmingham and Stratford-Upon-Avon also operate from the towns' station.

London Heathrow and London Luton Airports are located approximately 16 miles to the south-east and 36 miles to the north-east respectively.

BY ROAD

Heathrow Airport	21 mins
Luton Airport	41 mins
Gatwick Airport	58 mins
Sransted Airport	70 mins

BY RAIL

London Marylebone	27 mins
Oxford	36 mins
Birmingham Moor Street	79 mins



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Toby Lumsden
07796 444 379

tobylumsden@brayfoxsmith.com

Claudio Palmiero
07896 205 786

claudiopalmiero@brayfoxsmith.com

Marcus Smith
07471 996 320

ms@chandlergarvey.com

Michael Garvey
07899 790 040

mg@chandlergarvey.com



Legal Costs

Each party will be responsible for their own legal costs.

Terms

Upon application.

Viewings

Strictly by appointment through the joint agents.