

TO  
LET



## High Wycombe

Oak House, Temple End, High Wycombe HP13 5DR

### Offices

1,620 Sq Ft (150.50 Sq M)

Oak House is a self-contained 2-storey office building. The property benefits from air-conditioning with LED flat panel lighting on PIR sensor across the ground floor. There is a kitchenette and another partitioned, air-conditioned office. The first floor is a real feature with a vaulted ceiling with kitchenette to the corner and WC.





**RENT**  
Leasehold On Application

**EPC**  
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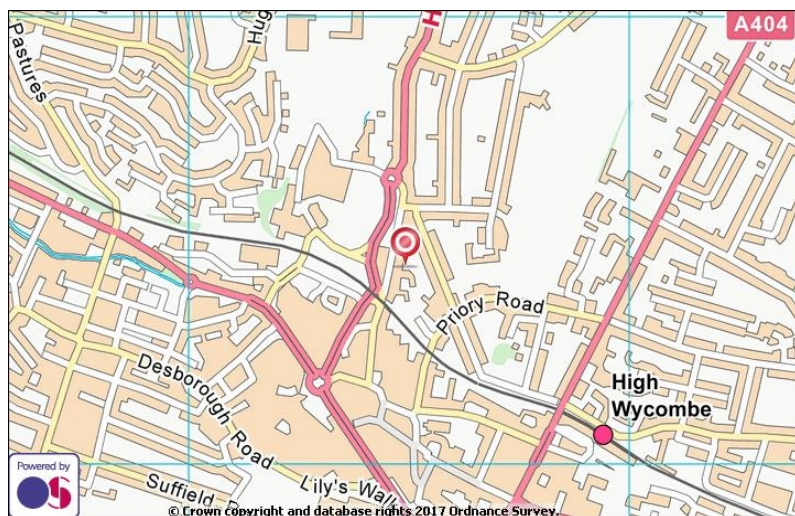
To be confirmed. For further information regarding your Rates Payable please contact your Local Authority.

**LOCATION:**

Oak House is located within the town centre in the Frogmore area of High Wycombe, opposite Morrisons supermarket. Offering easy access to the town centre amenities and banking facilities and also easy access to the bus station and within walking distance of the main line railway station, with fastest train times of 24 minutes to London Marylebone.

High Wycombe Town Centre has an extensive range of retail and leisure facilities within the Eden Shopping Centre.

**MAP:**



- 6 parking spaces
- Flexible terms from 1 year.
- LED lighting on the ground floor
- Vaulted ceiling on the first floor
- Blinds and carpeting

**TENURE**

A new lease is available on terms to be agreed.

**LEGAL COSTS**

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



**CONTACT:**

For further information or to book a viewing please contact the sole agent.

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COMMERCIAL PROPERTY CONSULTANTS