

# St John's Place

EASTON STREET, HIGH WYCOMBE, HP11 1NL



GRADE A TOWN CENTRE OFFICE REFURBISHMENT 26,358 SQ FT (2,448 SQ M) TO LET



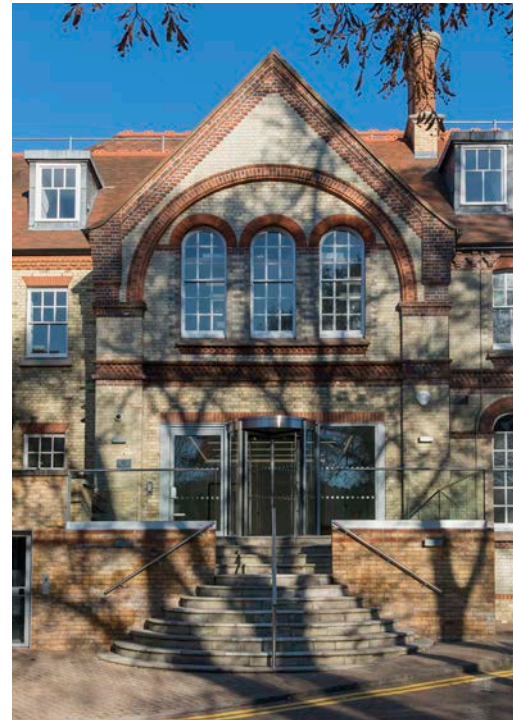
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## CONTEMPORARY OFFICE ACCOMMODATION BEHIND AN HISTORIC PERIOD FACADE

St John's Place has undergone a comprehensive refurbishment and is available for immediate occupation. The building provides Grade A offices behind a striking period façade arranged over four floors, with a new entrance and feature reception together with large efficient floor plates.

There are 93 parking spaces on site providing an exceptional town centre ratio of 1:277 sq ft.



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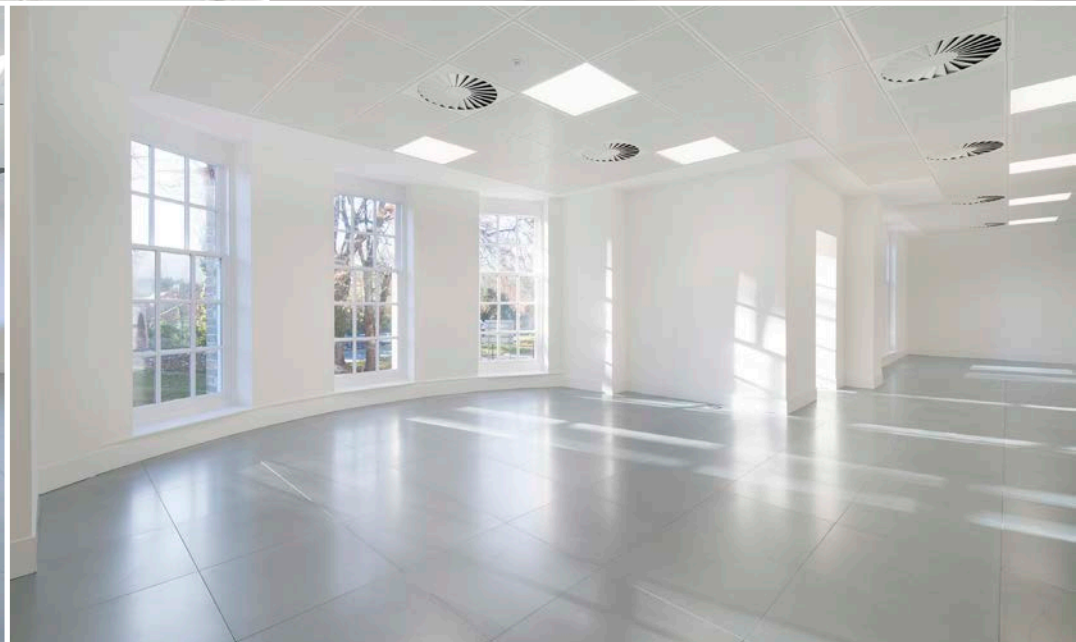
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## STRIKING ARCHITECTURAL FEATURES AND FLEXIBLE FLOOR SPACE COMBINE TO CREATE A MODERN AND HIGHLY EFFICIENT ENVIRONMENT

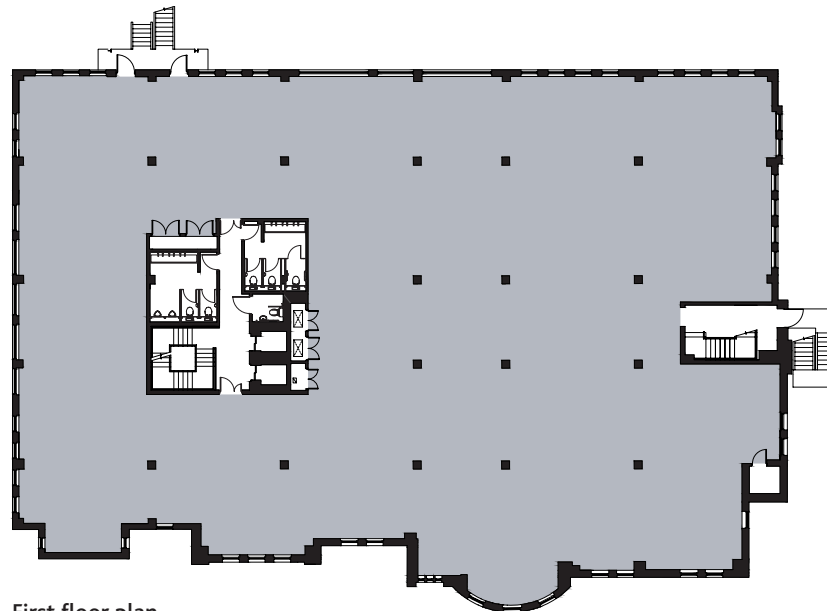
### Floor Areas (IPMS3)

FLOOR	SQ FT	SQ M
Second	9,223	856.8
First	10,535	978.7
Ground (East)	2,921	271.4
Ground (West)	1,687	156.7
Lower Ground	1,400	130.1
Reception	592	55.0
<b>Total availability</b>	<b>26,358</b>	<b>2,448.7</b>

### Specification

St John's Place benefits from the following:

- Grade A offices behind a striking period façade
- New entrance and feature reception
- Metal suspended ceilings with recessed LED lighting
- VRF air conditioning (1:8 sq m)
- Raised floors
- New toilets
- New shower facilities and changing room
- 93 car parking spaces (1:277 sq ft)
- EPC Rating - B30



First floor plan





## A FIRST CLASS BUSINESS LOCATION WITH EXCELLENT COMMUNICATIONS & ONLY A 10 MINUTE WALK TO THE RETAIL CENTRE OF HIGH WYCOMBE

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 such as restaurants, shops and the Eden Shopping Centre (850,000 sq ft) which opened in 2008, offering extensive retail options as well the The Rye recreation ground opposite where leisure amenities include a gym, open air swimming pool and boating lake.

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.

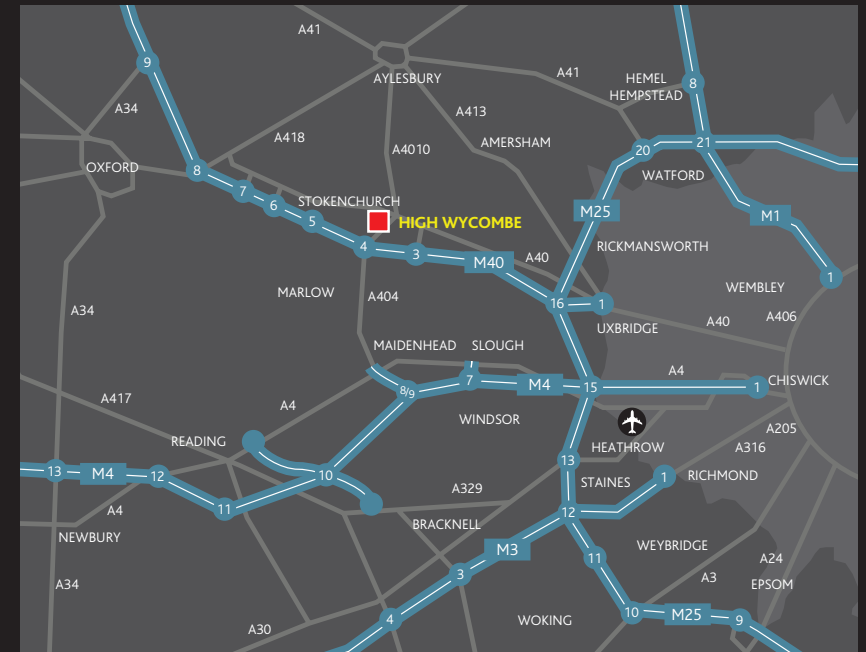
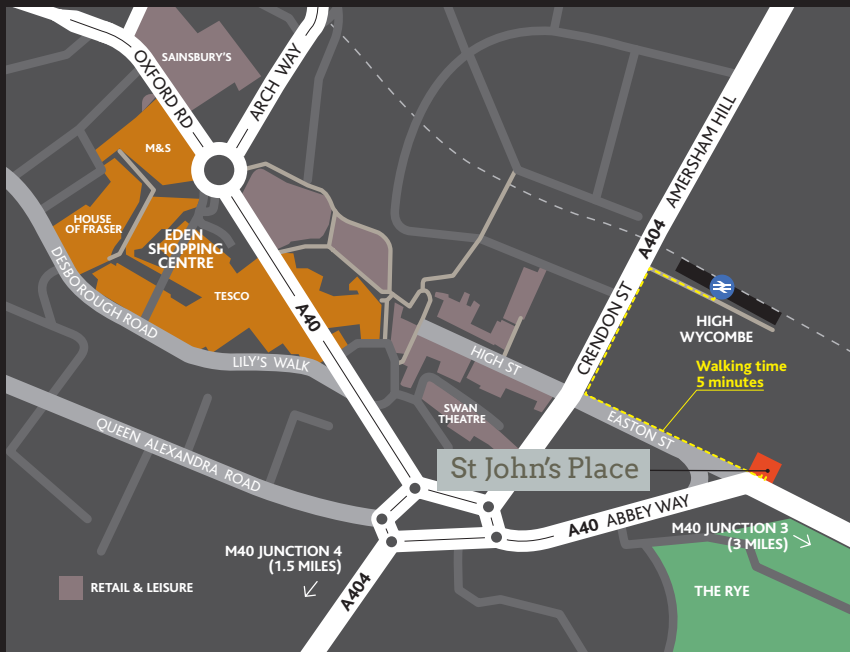
### Communications

#### By Road

M40 - Junction 4	1.5 miles
M25	12 miles
M4	17 miles
Heathrow Airport	21 miles
Oxford	29 miles
Central London	33 miles

#### By Rail

London Marylebone	25 mins
Oxford	47 mins
Birmingham	80 mins





Eden Shopping Centre  
(850,000 sq ft with  
100+ shops)

Sainsbury's

High Street

Premier  
Inn

Travelodge

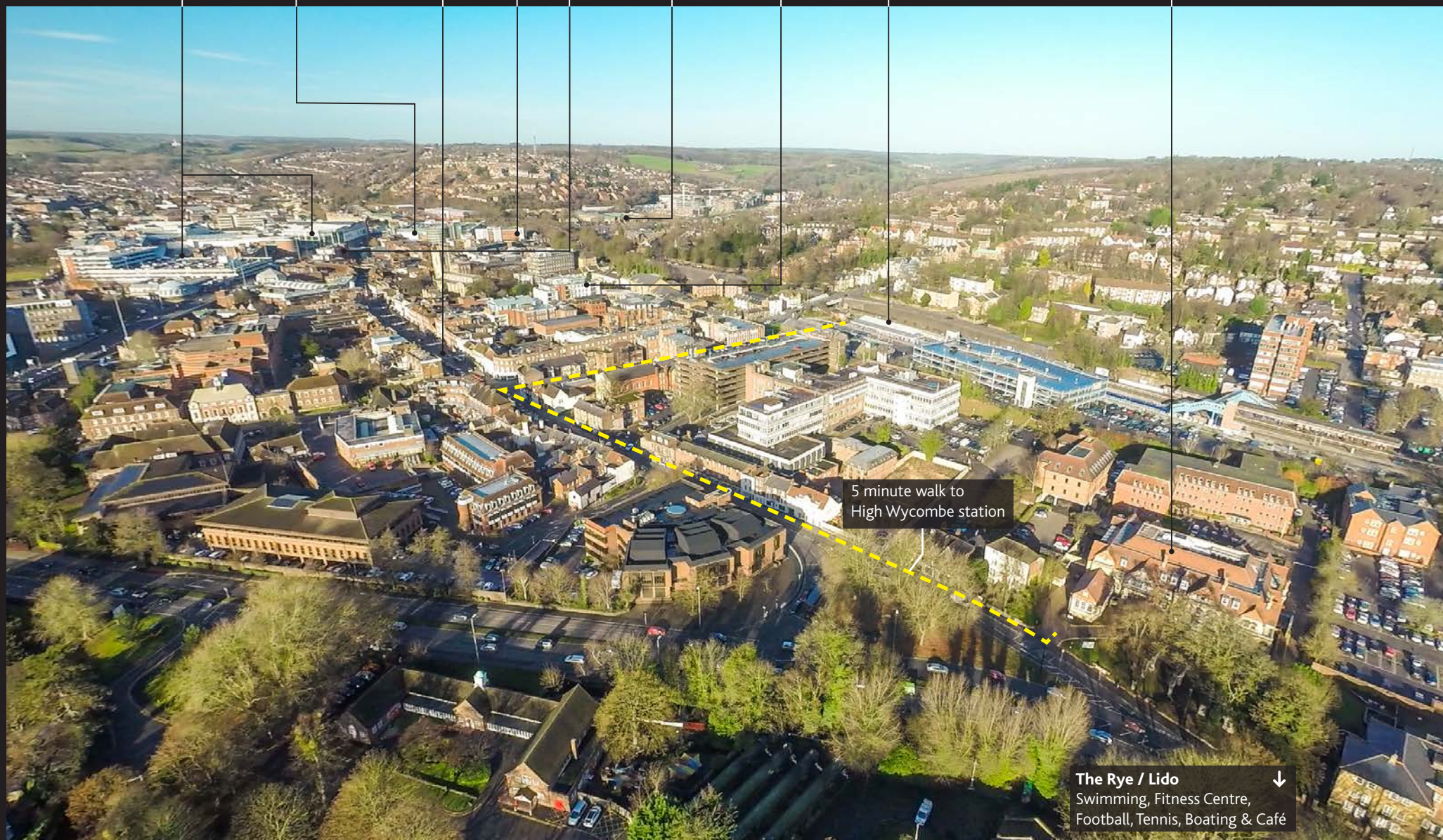
Morrisons

The Gym  
Group

High Wycombe



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## Terms

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

## Viewing

Strictly by appointment through the joint sole agents.

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled January 2017.

[stjohnsplace-highwycombe.co.uk](http://stjohnsplace-highwycombe.co.uk)

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