

St John's Place

EASTON STREET, HIGH WYCOMBE, HP11 1NL

3 FLOORS LET TO
MINT VELVET

SECOND FLOOR 9,223 SQ FT (856.8 SQ M) TO LET

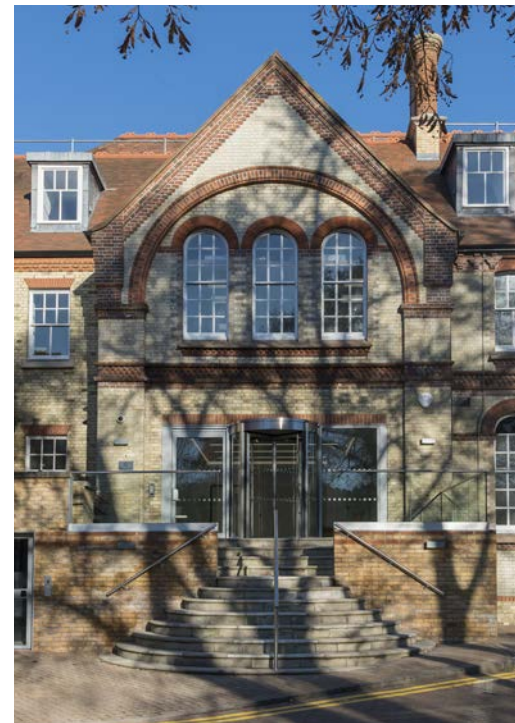
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CONTEMPORARY OFFICE ACCOMMODATION BEHIND AN HISTORIC PERIOD FACADE

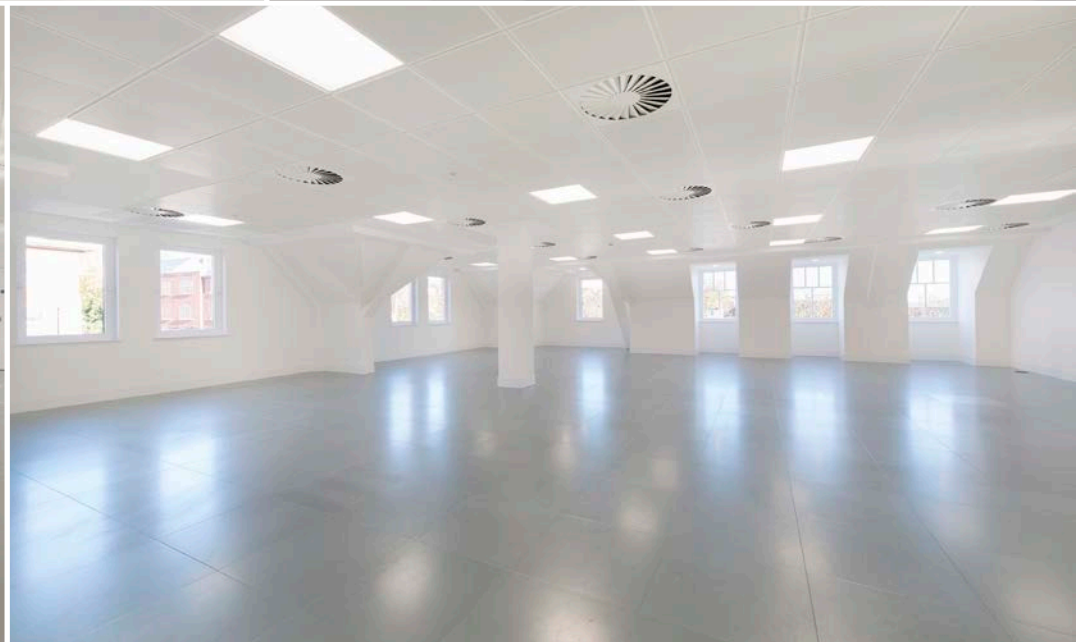
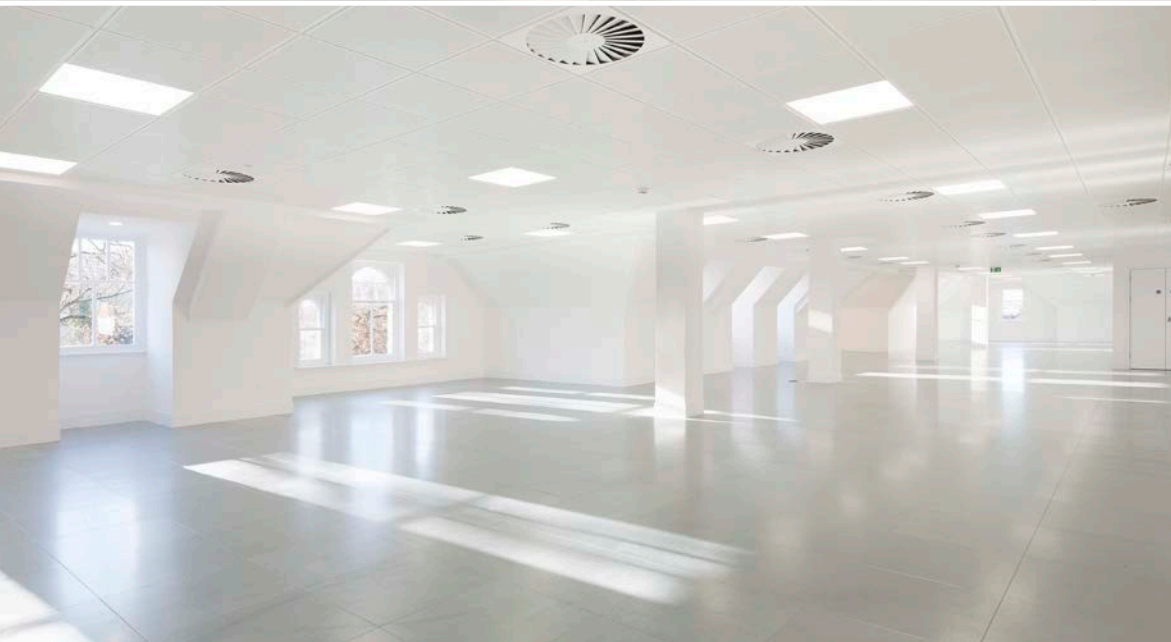
St John's Place has undergone a comprehensive refurbishment and the last remaining floor is available for immediate occupation. The building provides Grade A offices behind a striking period façade arranged over four floors, with a new entrance and feature reception together with large efficient floor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

There are 33 parking spaces available with the second floor providing an exceptional town centre ratio of 1:277 sq ft



St John's Place







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

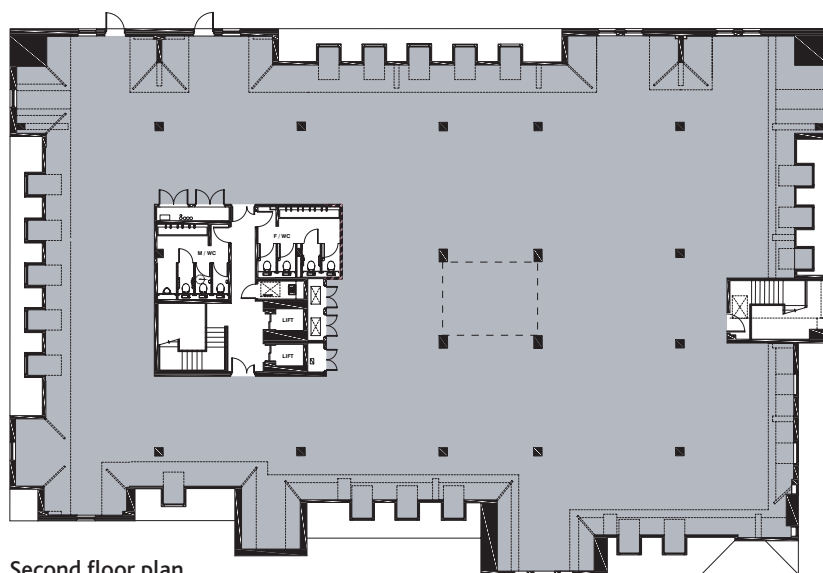
Floor Areas (IPMS3)

FLOOR	SQ FT	SQ M
Second	9,223	856.8

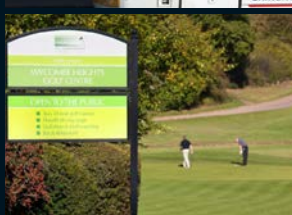
Specification

St John's Place benefits from the following:

- Grade A offices behind a striking period façade
- New entrance and feature reception
- New metal suspended ceilings with recessed LED lighting
- New VRF air conditioning (1:8 sq m)
- New raised floors
- New toilets
- New shower facilities and changing room
- 33 parking spaces second floor providing an exceptional town centre ratio of 1:277 sq ft
- EPC Rating - B30
- Cycle racks



Second 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, 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.

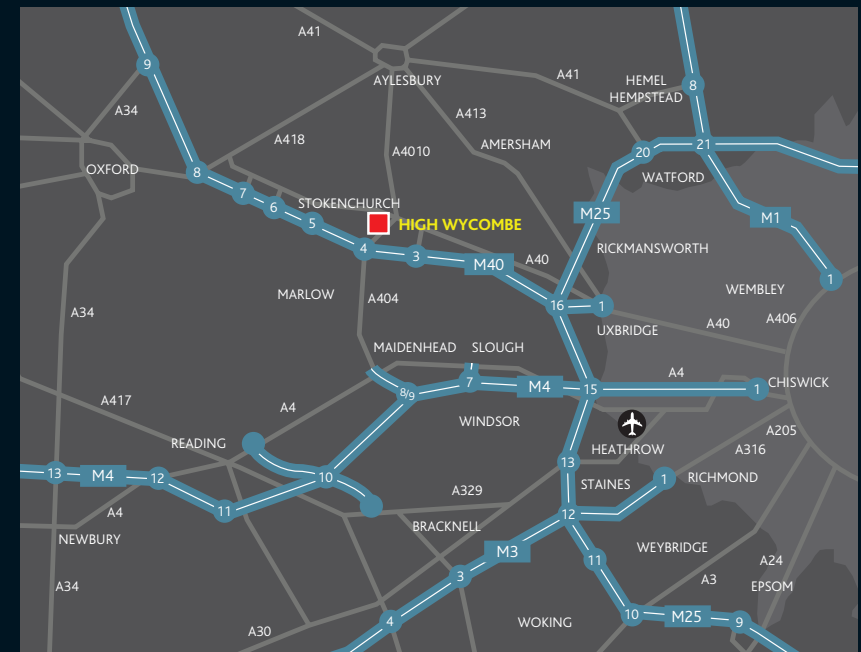
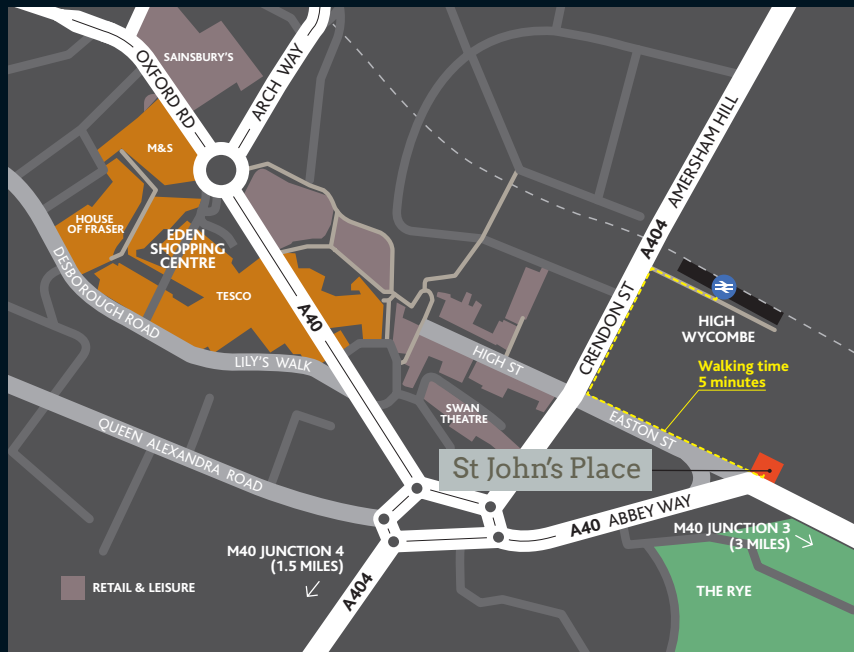
Communications

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

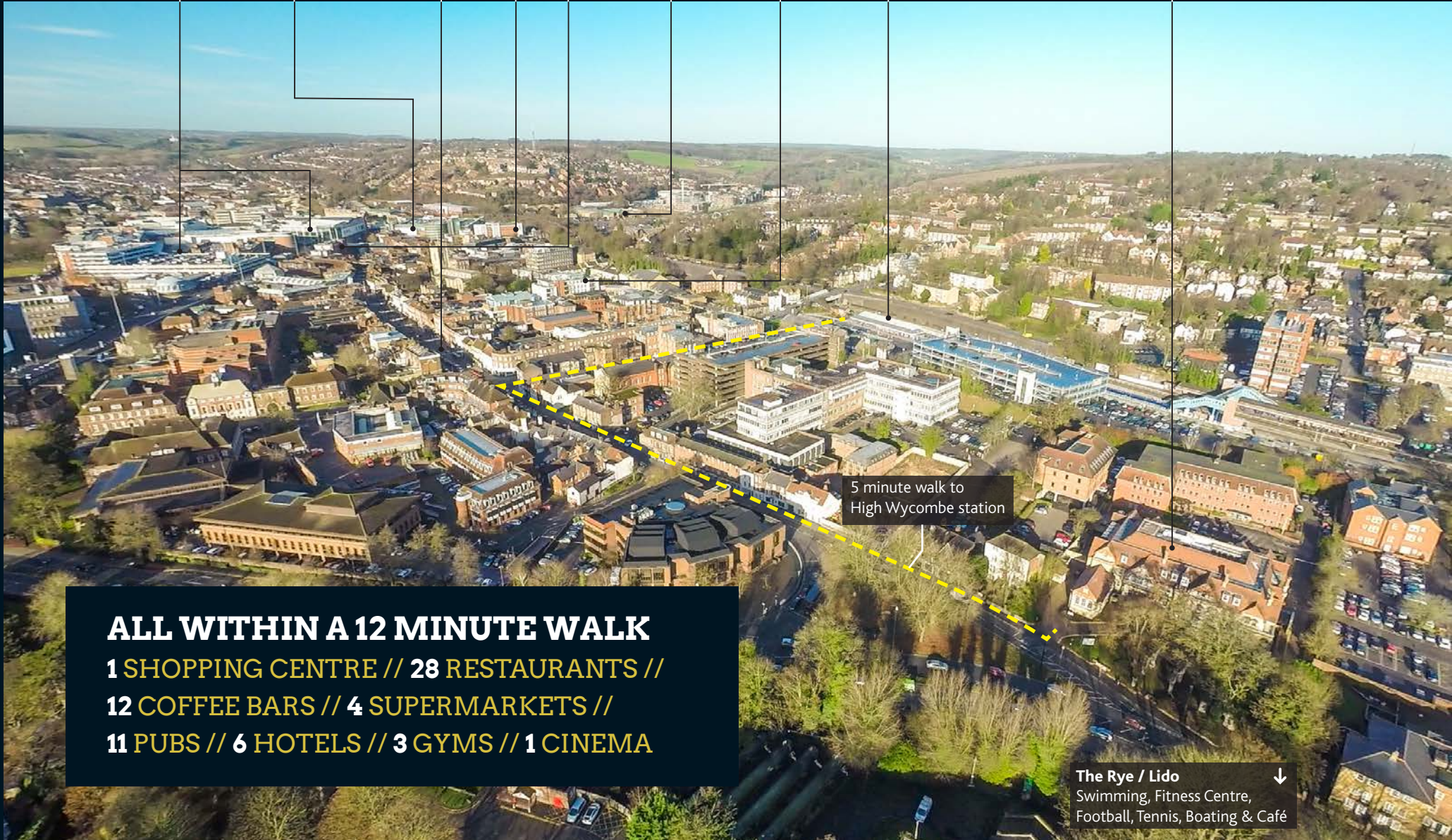
Morrisons

The Gym
Group

High Wycombe



St John's Place



5 minute walk to
High Wycombe station

ALL WITHIN A 12 MINUTE WALK
1 SHOPPING CENTRE // 28 RESTAURANTS //
12 COFFEE BARS // 4 SUPERMARKETS //
11 PUBS // 6 HOTELS // 3 GYMS // 1 CINEMA

The Rye / Lido ↓
Swimming, Fitness Centre,
Football, Tennis, Boating & Café

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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 August 2017.

stjohnsplace-highwycombe.co.uk

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