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PROPERTY PARTICULARS

“Cut Your Occupancy Costs At Sword House”

**TOWN CENTRE OFFICE ADJACENT TO
HIGH WYCOMBE MAINLINE RAILWAY STATION**

RENT FROM ONLY £9.95 PER SQ.FT.

**5th Floor, Sword House
Totteridge Road, High Wycombe
Bucks HP13 6DG**



2,000 sq.ft. (185.8 sq.m) – 6,000 sq.ft. (557.4 sq.m) Net Internal Area

TO LET

LOCATION

Sword House is situated just off Amersham Hill adjacent to High Wycombe mainline railway station, just a short walk from High Wycombe town centre and all its amenities, including the Eden Shopping Centre. The Chiltern Line provides direct access to London Marylebone, with a fastest journey time of under 25 minutes, as well as Birmingham Snow Hill. Junction 4 of the M40 motorway is approximately one mile distant providing easy access to the motorway network, including the M25 and M4 via the A404, whilst Heathrow Airport is approximately 30 minutes drive, and private aircraft facilities can be found locally at Wycombe Air Park.



DESCRIPTION

Sword House is a landmark detached office building with brick elevations occupying a prominent position adjacent to High Wycombe mainline railway station. Currently the fifth floor is available, and offers an attractive mix of open plan and cellular accommodation.

FEATURES:-

- Suspended ceilings with recessed lighting
- Air conditioning
- Perimeter radiator heating
- Perimeter trunking
- 2 Lifts and principal staircase

LEASE

Available to let on a new Full Repairing and insuring lease as a whole floor or on a suite basis from 2,000 sq.ft. with terms to be agreed by negotiation.

RENT

From £9.95 per sq.ft. per annum, exclusive of all other costs.

ENERGY PERFORMANCE RATING: E – 113.

BUSINESS RATES

The Valuation Office website indicates a Rateable Value of £60,000. Rate in the £ for 2019/20 is 49.1 pence.

LEGAL COSTS

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

VIEWING – Strictly by appointment with Sole Agents:

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Most Active
Regional
Agent

