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HIGH WYCOMBE

Terriers House, Amersham Road, High Wycombe,
Buckinghamshire, HP13 5AJ

TO LET

12 rooms available from 8.5 M² – 29.2 M²
Total Area 193.4 M² (2,085 Sq Ft)

DESCRIPTION

**A fully refurbished grade 2 office building offering
self-contained accommodation with exclusive
entrance**



Location

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Terriers House is only 1.4 miles from High Wycombe train station and 1.6 miles from the Eden Shopping Centre.

www.chandlergarvey.com

Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Description

A fully refurbished grade 2 office building offering self-contained accommodation with an exclusive entrance and car parking.

Flexible lease terms available.

Rent includes, utilities, service and estate charge and buildings insurance.

Business Rates excluded in rent.

Phone and Data system costs are additional.

Features

Offices 193.4 M² (2,085 Sq Ft)

- LED Lighting
- Kitchenette on Ground & First
- Male & Female WC's
- Intercom System
- Central Heating
- Car Parking
- Carpeted and Decorated

Accommodation Schedule

Ground Floor		
Room No.	Size	Rent
G01	19.2 M ² (207 Sq Ft)	£6,500
G02	29.2 M ² (314 Sq Ft)	£9,000
First Floor		
Room No.	Size	Rent
F01	25.6 M ² (276 Sq Ft)	} £11,000
F01	8.5 M ² (92 Sq Ft)	
F02	15.4 M ² (166 Sq Ft)	£5,500
Second Floor		
Room No.	Size	Rent
S01	13.1 M ² (141 Sq Ft)	£3,995
S02	14.5 M ² (156 Sq Ft)	£3,995
S03	14.3 M ² (154 Sq Ft)	£3,995
S04	13.7 M ² (148 Sq Ft)	£3,995
S05	16.2 M ² (175 Sq Ft)	£3,995
S06	13.1 M ² (141 Sq Ft)	£3,995
S07	10.6 M ² (115 Sq Ft)	£3,995

Planning

As B1 offices.



Lease

New flexible leases are available direct from the landlord.

Energy Performance Certificate

C-63

Legal Costs

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

Viewing

Please contact:

Gerard Barry

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Email: gb@chandlergarvey.com

James Garvey

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Email: jg@chandlergarvey.com

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