

St John's Place

EASTON STREET, HIGH WYCOMBE, HP11 1NL

ONLY 5,203 SQ FT
REMAINING

PART SECOND FLOOR 5,203 SQ FT (483.35 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 19 parking spaces available with the part second floor providing an exceptional town centre ratio of 1:274 sq ft.



St John's Place







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

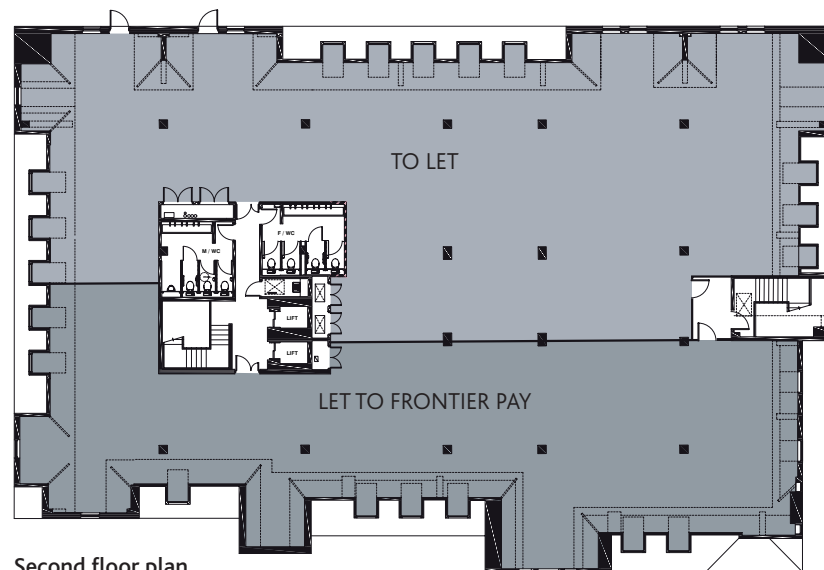
Floor Areas (IPMS3)

FLOOR	SQ FT	SQ M
Part Second	5,203	483.35

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
- 19 parking spaces with the part second floor providing an exceptional town centre ratio of 1:274 sq ft
- EPC Rating - B30
- Cycle racks



Second floor plan

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

Sainsbury's

High Street

Premier
Inn

Travelodge

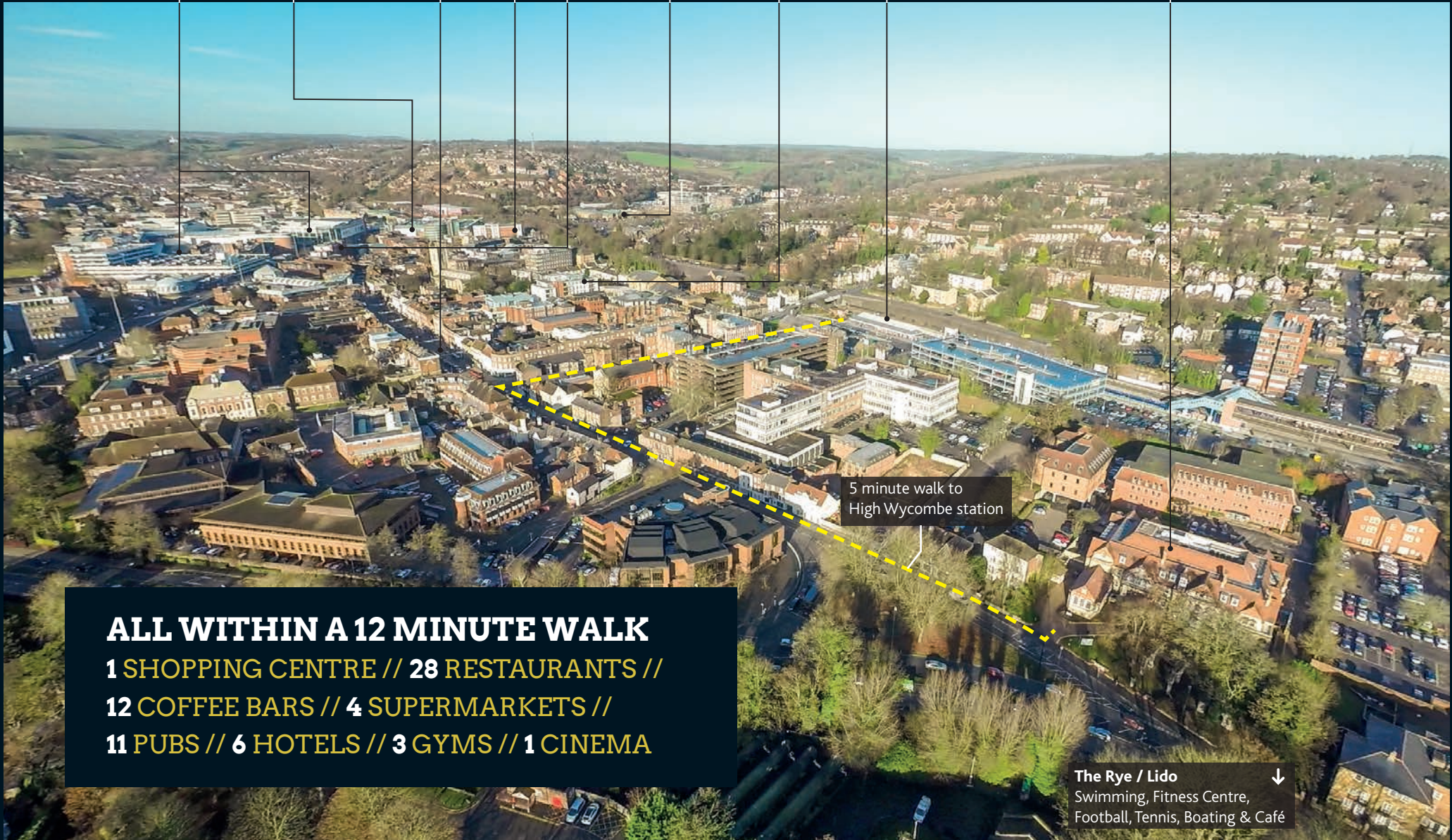
Morrisons

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 June 2018.

stjohnsplace-highwycombe.co.uk

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