

ANGLO OFFICE PARK

LINCOLN ROAD | HIGH WYCOMBE | BUCKS HP12 3RH

A new development of 10 office buildings in a courtyard setting



947 sq ft – 26,248 sq ft
(88.1m² – 2,439.2m²)

www.anglofficeparkwycombe.co.uk

a quality business development from



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THE DEVELOPMENT

Anglo Office Park is a new office development on High Wycombe's premier Business Park just half a mile from junction 4 of the M40 motorway and within 1 mile of the town centre.

Floors are available from 944 sq ft (88.1m²), with the smallest whole building being 1,968 sq ft (182.9 m²). The total area is 26,248 sq ft (2,439.2m²).



THE SPECIFICATION

- ▶ Raised floors
- ▶ Air conditioning (optional)
- ▶ Suspended ceiling with recessed CAT 2 lighting
- ▶ Male, female and disabled toilet facilities
- ▶ Fully carpeted
- ▶ Car parking at 1:430 sq ft (1:40m²)



TENURE

Floors or whole buildings are available to let on flexible terms.

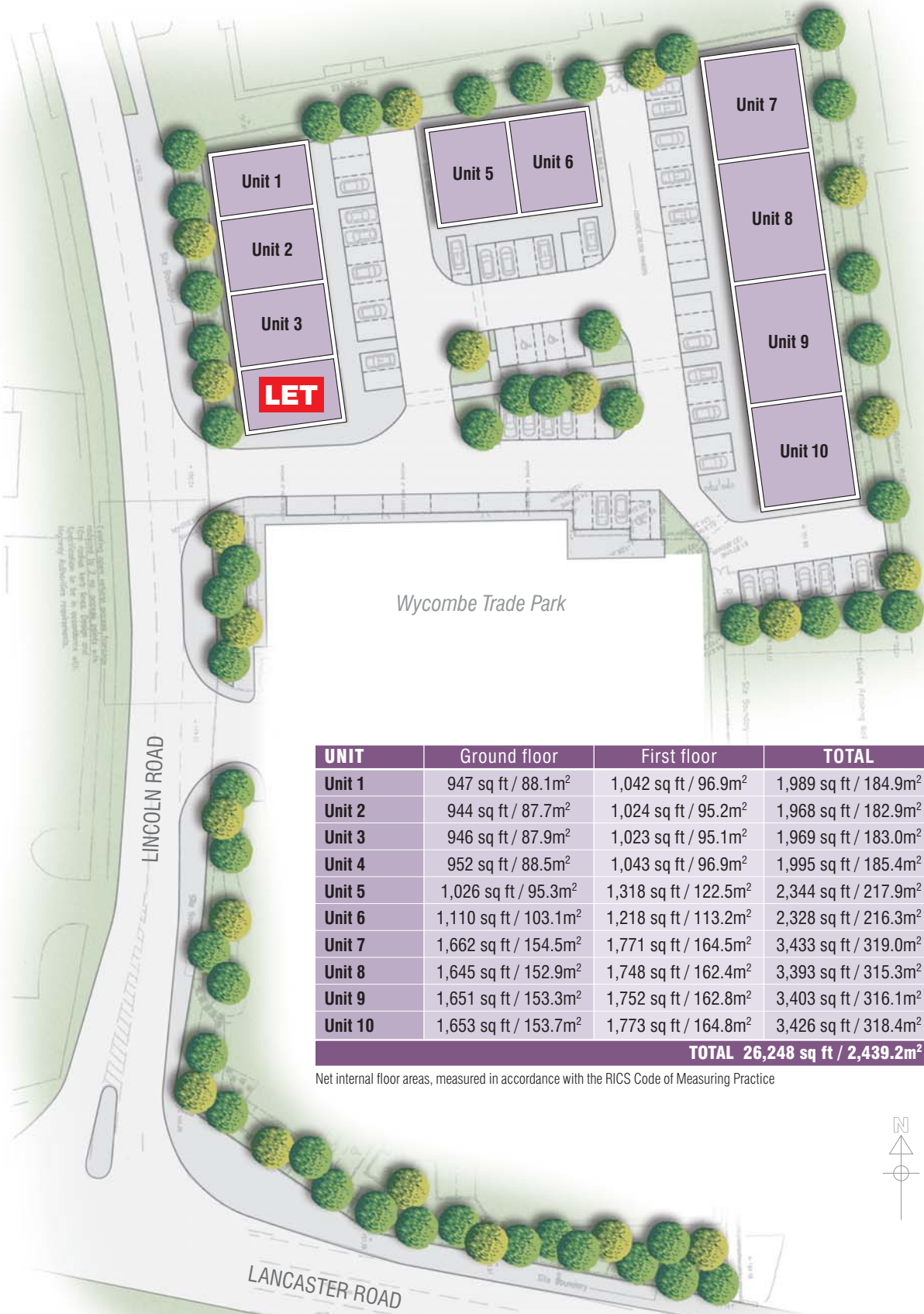
RENT

Available on application. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

THE SITE



UNIT	Ground floor	First floor	TOTAL
Unit 1	947 sq ft / 88.1m ²	1,042 sq ft / 96.9m ²	1,989 sq ft / 184.9m ²
Unit 2	944 sq ft / 87.7m ²	1,024 sq ft / 95.2m ²	1,968 sq ft / 182.9m ²
Unit 3	946 sq ft / 87.9m ²	1,023 sq ft / 95.1m ²	1,969 sq ft / 183.0m ²
Unit 4	952 sq ft / 88.5m ²	1,043 sq ft / 96.9m ²	1,995 sq ft / 185.4m ²
Unit 5	1,026 sq ft / 95.3m ²	1,318 sq ft / 122.5m ²	2,344 sq ft / 217.9m ²
Unit 6	1,110 sq ft / 103.1m ²	1,218 sq ft / 113.2m ²	2,328 sq ft / 216.3m ²
Unit 7	1,662 sq ft / 154.5m ²	1,771 sq ft / 164.5m ²	3,433 sq ft / 319.0m ²
Unit 8	1,645 sq ft / 152.9m ²	1,748 sq ft / 162.4m ²	3,393 sq ft / 315.3m ²
Unit 9	1,651 sq ft / 153.3m ²	1,752 sq ft / 162.8m ²	3,403 sq ft / 316.1m ²
Unit 10	1,653 sq ft / 153.7m ²	1,773 sq ft / 164.8m ²	3,426 sq ft / 318.4m ²
TOTAL			26,248 sq ft / 2,439.2m²

LET

Net internal floor areas, measured in accordance with the RICS Code of Measuring Practice



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THE LOCATION

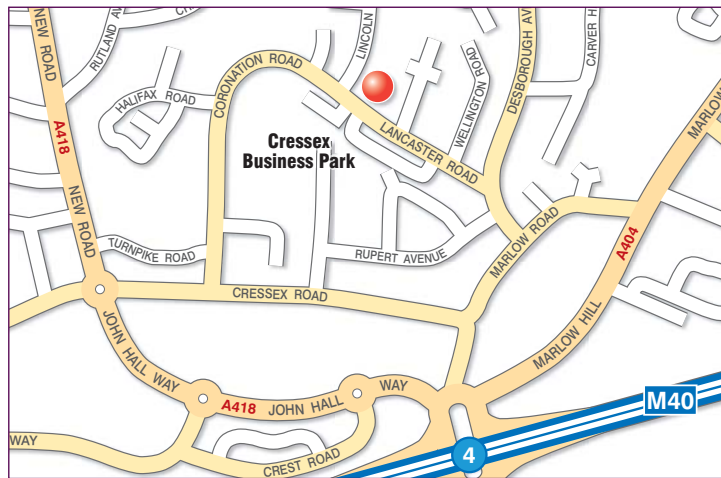
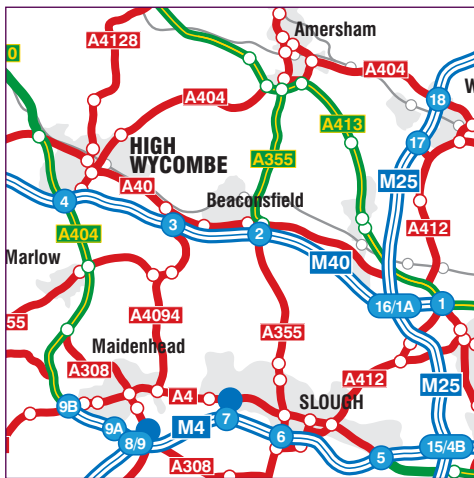


Located on Cressex Business Park, Anglo Office Park is about half a mile from the M40 (Junction 4) and about 1 mile from High Wycombe town centre and the railway station. The development is situated at the junction of Lancaster Road and Lincoln Road.



High Wycombe is the main commercial centre in south Buckinghamshire, situated 30 miles north west of central London. The town is strategically located for access to the M40 motorway (junctions 3 & 4), with access to the M25 motorway 12 miles to the east. Heathrow Airport is 20 miles to the east.

There is a direct and frequent service to London Marylebone with a fastest journey time of 35 minutes.



MORE INFORMATION

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