

OFFICE TO LET



2,566 Sq. Ft. (238.45 Sq. M.)

3 Newmans Row
Lincolns Inn Office Village

High Wycombe

HP12 3RE

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Location

The property is located in a courtyard development in Lincoln's Inn Office Village, Cressex Business Park. It is within one mile of Junction 4 of the M40 motorway and approximately 1½ miles south of High Wycombe town centre. The M40 provides good access to the M4 (via the A404), M25, Heathrow Airport and Central London. High Wycombe Railway Station serves the Chiltern Line with regular services between London Marylebone and Birmingham.

Description

3 Newman's Row is a self-contained, newly refurbished brick built office building over ground and two upper floors. The building has 10 car parking spaces, 3 of which are directly in front of the building.

Accommodation

	Sq. Ft.	M2
Ground	884	82.16
First	954	88.65
Second	728	67.64
TOTAL	2,566	238.45

Approx net internal area (NIA)

Terms

Quoting Rent: £16.50 psf per annum.

The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The offices are available on a Full Repairing and Insuring Lease on terms to be agreed.

Service charge £1,394 pa

Business rates

The billing authority is High Wycombe (Buckinghamshire Council)

Rateable value: £12,750.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Recently Refurbished
- Plug & Play Space
- Air Conditioning
- LED Lighting
- WCs on each floor / Disabled WC
- Kitchen facilities on ground and second floors
- Furniture included
- 27 work stations in place with scope for additional
- Dualcom alarm system
- 10 car parking spaces

Energy Performance Rating

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Viewing and further information

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