



25 High Street, High Wycombe, Buckinghamshire, HP11 2AG

Annual Rent | £40 per sq.foot all inclusive

## Property Features

---

- Newly Renovated Office Space
- All Bills Inclusive - Fixed Rent With no Hidden Costs
- Located in The Heart of High Wycombe Town Centre
- Within Walking Distance to High Wycombe Train Station
- Furnished Options Available
- Super Fast Broadband
- Private intercom
- Small business rates relief
- Security Services

## Full Description

---

25 High Street in our opinion is the best office space available to rent in High Wycombe, which we truly believe you will be proud to work from and invite clients to visit you.

We are pleased to offer this beautifully presented office in the heart of High Wycombe town centre, located just a stones throw from High Wycombe train station which provides access to London Marylebone in just 24 minutes. The M40 motorway is within a short drive, and the office is within a short walk of multi-story car parks.

This Grade II listed townhouse has been completely renovated to a modern standard whilst keeping many of the original features. The office benefits from use of the communal kitchen, meeting rooms and WC's. Also offers Superfast broadband. The rent is inclusive of all utility bills, broadband, communal cleaner and security services

The landlord offers a range of leases to suit your requirements. Furniture packages are available on request.

Available for immediate occupation.

The Aldridge Suite is 794 sf ft. which would accommodate up to 14 people in one office comfortably, however the landlord is happy to discuss dividing the room to make smaller spaces as requested.







**oui**  
**oui**



GROUND FLOOR

WYCOMBE EASTON STREET



Approximate total area<sup>(1)</sup>  
794 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360