



## Oakridge Centre

240 Desborough Road, High Wycombe, HP11 2QR

**FREEHOLD  
DEVELOPMENT  
SITE**

**13,723 sq ft**  
(1,274.91 sq m)

- **Prominent location**
- **0.5 acre site**
- **Suitable for redevelopment or alternative uses**
- **Access from Desborough Road and West Richardson Street**

# Oakridge Centre, 240 Desborough Road, High Wycombe, HP11 2QR

## Summary

<b>Available Size</b>	13,723 sq ft
<b>Price</b>	Offers in excess of £1,750,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Two storey detached building for sale in High Wycombe which was used as a healthcare facility, prominently located on the junction of Desborough Road and Desborough Avenue, a short walk from the town centre.

Access to the property and parking is available fronting Desborough Road and West Richardson Street.

Part of the property is currently held on a lease expiring on 31st March 2026 although each party has a rolling break with 3 months notice up to expiry.

The site will be sold in its current condition but could be suitable for alternative uses or redevelopment. We believe the property currently has an E Class use.

## Location

The property is prominently located on Desborough Road within a short walk of the town centre, Eden Shopping Centre and public transport links in High Wycombe.

The site is located less than 2 miles from Junction 4 of the M40.

The town of High Wycombe is located off junction 4 of the M40 motorway, approximately 30 miles west of Central London. The M25 motorway lies only 14 miles to the east and, together with the M4 and M1 motorways, offers excellent communications to the national motorway network.

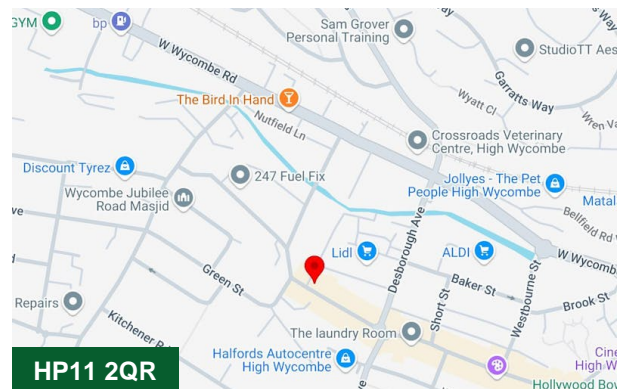
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,979	1,019.98	Available
1st	2,744	254.93	Available
<b>Total</b>	<b>13,723</b>	<b>1,274.91</b>	

## Terms

The property is for sale on a freehold basis.



## Viewing & Further Information



**Joanna Kearvell**

07887 793030

jk@chandlergarvey.com

Area Information											
Building Gross External Area				Gross Internal Floor Area		Total Room Area		Net Internal Floor Area		Non Net Internal Floor Area	
m2	ft2	ha	ac	m2	ft2	m2	ft2	m2	ft2	m2	ft2
277.69	2,989	0.028	0.069	255.00	2744.79	237.11	2,552.23	174.83	1,881.85	62.3	670.38

Functional Use	Key	Area Amounts						
		Nr.	Gross		Net		Non - Net	
			m2	ft2	m2	ft2	m2	ft2
Clinical		0	0.00	0.00	0.00	0.00	0.00	0.00
Retail & Dining		0	0.00	0.00	0.00	0.00	0.00	0.00
Staff & Admin Spaces		8	174.83	1,881.85	174.83	1,881.85	0.00	0.00
Circulation		5	52.98	570.27	0.00	0.00	52.98	570.27
Storage		0	0.00	0.00	0.00	0.00	0.00	0.00
Sanitary		2	5.32	57.26	0.00	0.00	5.32	57.26
Plant		0	0.00	0.00	0.00	0.00	0.00	0.00
Staff Accomodation		0	0.00	0.00	0.00	0.00	0.00	0.00
Kitchen		1	3.98	42.84	0.00	0.00	3.98	42.84
<b>Total</b>		<b>16</b>	<b>237.11</b>	<b>2,552.23</b>	<b>174.83</b>	<b>1,881.85</b>	<b>62.28</b>	<b>670.38</b>

GENERAL NOTES:  
 THE DETAILS OF THIS DRAWING ARE THE COPYRIGHT OF BUCKINGHAMSHIRE HEALTHCARE NHS TRUST & IS TO BE TREATED AS CONFIDENTIAL.  
 WRITTEN APPROVAL MUST BE GIVEN BY BUCKINGHAMSHIRE HEALTHCARE NHS TRUST TO ALLOW ANY ALTERATIONS, REPRODUCTION OR FURTHER DISTRIBUTION OF THE DRAWING.  
 BUCKINGHAMSHIRE HEALTHCARE NHS TRUST WILL NOT ACCEPT ANY RESPONSIBILITY FOR ALTERATIONS TO THE ORIGINAL DRAWING & ITS INFORMATION BY THIRD PARTIES.  
 ALL ALTERATIONS BY THIRD PARTIES ARE TO BE DOCUMENTED & DISTRIBUTED TO BUCKINGHAMSHIRE HEALTHCARE NHS TRUST FOR REVIEW IN DWG & PDF FORMAT TO ALLOW APPROVAL FOR THE DRAWING TO BE ISSUED TO OTHER THIRD PARTIES.  
 THE DETAILS OF THE DRAWING MUST NOT BE SCALED, USE ANY DIMENSIONS STATED.  
 ALL DIMENSIONS LISTED ARE TO BE CHECKED & VERIFIED ON SITE PRIOR TO ANY WORKS BEING UNDERTAKEN. ANY ERRORS IDENTIFIED ARE TO BE REPORTED TO BUCKINGHAMSHIRE HEALTHCARE NHS TRUST.  
 THE DRAWING SHOULD BE READ IN ACCORDANCE WITH ANY LISTED SUPPORTING DOCUMENTS.  
 DRAWING STATUS NOTE A  
 INFORMATION & PRELIMINARY STATUS ARE FOR REVIEW ONLY AND DETAILS MUST BE CHECKED ON SITE. BUCKINGHAMSHIRE HEALTHCARE NHS TRUST TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS STATUS.  
 DRAWING STATUS NOTE B  
 AS BUILT OR RECORD INFORMATION PRODUCED BY EITHER BUCKINGHAMSHIRE HEALTHCARE NHS TRUST OR A THIRD PARTY IS BELIEVED TO BE ACCURATE, BUCKINGHAMSHIRE HEALTHCARE NHS TRUST TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE STATUS WITH REGARDS TO ERRORS OR OMISSIONS WITHIN THE DRAWING & INFORMATION.  
 ALL DETAILS ARE TO BE CHECKED ON SITE TO CONFIRM THE ACCURACY OF THE DRAWING & INFORMATION. ANY ERRORS IDENTIFIED ARE TO BE REPORTED TO BUCKINGHAMSHIRE HEALTHCARE NHS TRUST.

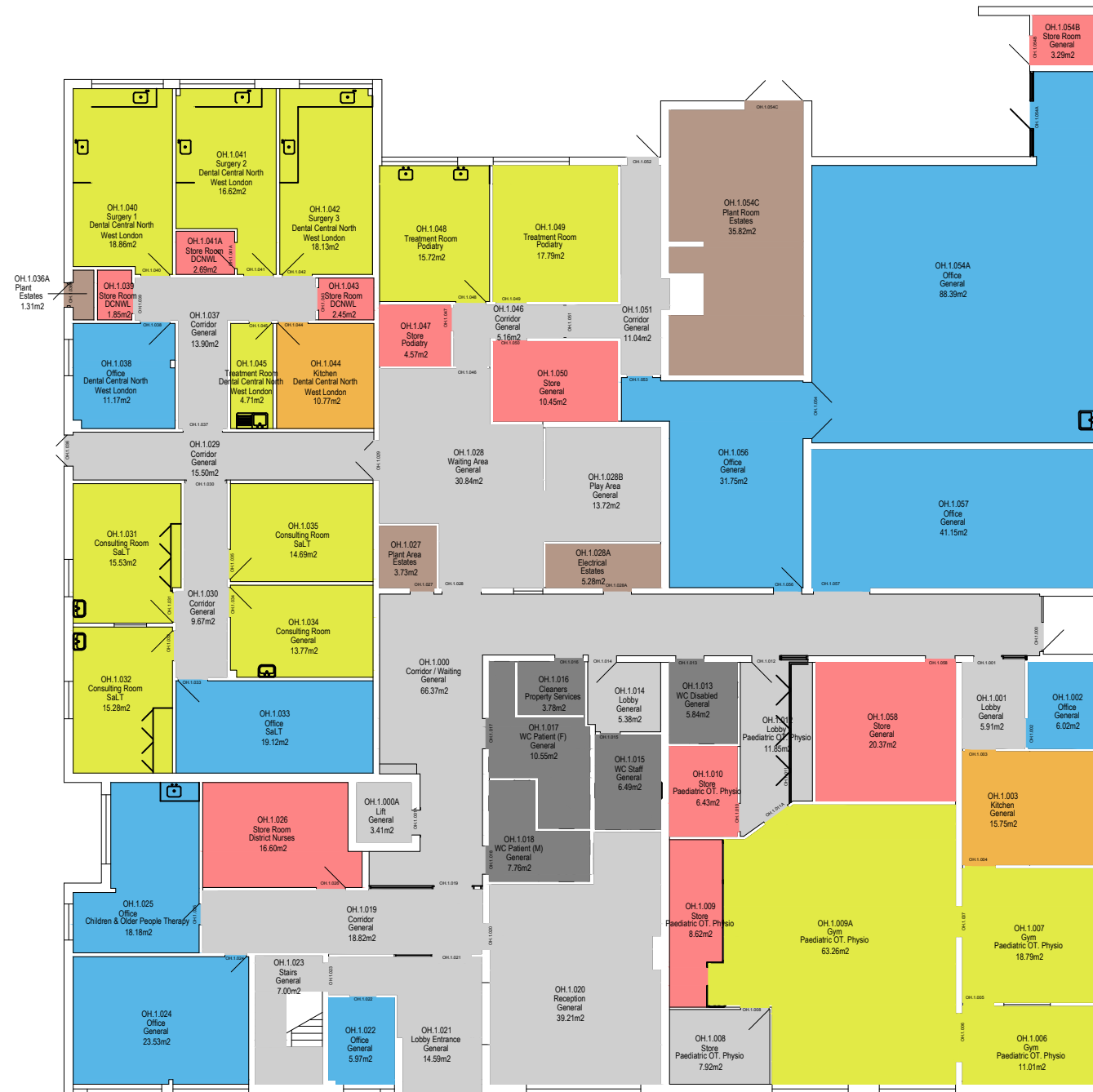
DRAWING NOTES KEY:



REV	DESCRIPTION	DATE	DR	CH	AP
Buckinghamshire Healthcare  NHS Trust					
CLIENT: Property Services					
PROJECT: N/A					
DRAWING TITLE: Oakridge Centre First Floor Plan					
FLOOR PLAN XREF: N/A			DRAWING: N/A		
DRAWN: MK		CHECKED: HS		APPROVED:	
DRAWING NR: OC-2-0		REV: A		SCALE @ A3: 1:200	
STATUS: AS BUILT				DATE: 03.07.2019	

Area Information											
Building Gross External Area				Gross Internal Floor Area		Total Room Area		Net Internal Floor Area		Non Net Internal Floor Area	
m2	ft2	ha	ac	m2	ft2	m2	ft2	m2	ft2	m2	ft2
1,061.75	11,429	0.106	0.262	1,020.00	10,979.18	954.13	10,270.16	578.46	6,226.49	375.67	4,043.67

Functional Use	Key	Area Amounts						
		Nr.	Gross		Net		Non - Net	
			m2	ft2	m2	ft2	m2	ft2
Clinical		13	244.16	2,628.11	244.16	2,628.11	0.00	0.00
Retail & Dining		0	0.00	0.00	0.00	0.00	0.00	0.00
Staff & Admin Spaces		9	245.28	2,640.17	245.28	2,640.17	0.00	0.00
Circulation		16	272.37	2,931.76	0.00	0.00	272.37	2,931.76
Storage		11	89.02	958.20	89.02	958.20	0.00	0.00
Sanitary		4	30.64	329.81	0.00	0.00	30.64	329.81
Plant		4	46.14	496.65	0.00	0.00	46.14	496.65
Staff Accomodation		0	0.00	0.00	0.00	0.00	0.00	0.00
Kitchen		2	26.52	285.46	0.00	0.00	26.52	285.46
<b>Total</b>		<b>59</b>	<b>954.13</b>	<b>10,270.16</b>	<b>578.46</b>	<b>6,226.49</b>	<b>375.67</b>	<b>4,043.67</b>



GENERAL NOTES:  
 THE DETAILS OF THIS DRAWING ARE THE COPYRIGHT OF BUCKINGHAMSHIRE HEALTHCARE NHS TRUST & IS TO BE TREATED AS CONFIDENTIAL.  
 WRITTEN APPROVAL MUST BE GIVEN BY BUCKINGHAMSHIRE HEALTHCARE NHS TRUST TO ALLOW ANY ALTERATIONS, REPRODUCTION OR FURTHER DISTRIBUTION OF THE DRAWING.  
 BUCKINGHAMSHIRE HEALTHCARE NHS TRUST WILL NOT ACCEPT ANY RESPONSIBILITY FOR ALTERATIONS TO THE ORIGINAL DRAWING & ITS INFORMATION BY THIRD PARTIES.  
 ALL ALTERATIONS BY THIRD PARTIES ARE TO BE DOCUMENTED & DISTRIBUTED TO BUCKINGHAMSHIRE HEALTHCARE NHS TRUST FOR REVIEW IN DWG & PDF FORMAT TO ALLOW APPROVAL FOR THE DRAWING TO BE ISSUED TO OTHER THIRD PARTIES.  
 THE DETAILS OF THE DRAWING MUST NOT BE SCALED, USE ANY DIMENSIONS STATED.  
 ALL DIMENSIONS LISTED ARE TO BE CHECKED & VERIFIED ON SITE PRIOR TO ANY WORKS BEING UNDERTAKEN. ANY ERRORS IDENTIFIED ARE TO BE REPORTED TO BUCKINGHAMSHIRE HEALTHCARE NHS TRUST.  
 THIS DRAWING SHOULD BE READ IN ACCORDANCE WITH ANY LISTED SUPPORTING DOCUMENTS.  
 DRAWING STATUS NOTE A  
 INFORMATION & PRELIMINARY STATUS ARE FOR REVIEW ONLY AND DETAILS MUST BE CHECKED ON SITE. BUCKINGHAMSHIRE HEALTHCARE NHS TRUST TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS STATUS.  
 DRAWING STATUS NOTE B  
 AS BUILT OR RECORD INFORMATION PRODUCED BY EITHER BUCKINGHAMSHIRE HEALTHCARE NHS TRUST OR A THIRD PARTY IS BELIEVED TO BE ACCURATE. BUCKINGHAMSHIRE HEALTHCARE NHS TRUST TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE STATUS WITH REGARDS TO ERRORS OR OMISSIONS WITHIN THE DRAWING & INFORMATION.  
 ALL DETAILS ARE TO BE CHECKED ON SITE TO CONFIRM THE ACCURACY OF THE DRAWING & INFORMATION. ANY ERRORS IDENTIFIED ARE TO BE REPORTED TO BUCKINGHAMSHIRE HEALTHCARE NHS TRUST.

DRAWING NOTES KEY:

REV	DESCRIPTION	DATE	DR	CH	AP
CLIENT: Property Services					
PROJECT: N/A					
DRAWING TITLE: Oakridge Centre Ground Floor Plan					
FLOOR PLAN XREF/DRAWING: N/A			N/A		
DRAWN: MK	CHECKED: HS	APPROVED:			
DRAWING NR: OC-1-0	REV: A	SCALE @ A3: 1:200			
STATUS: AS BUILT					DATE: 03.07.2019

