



## 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.

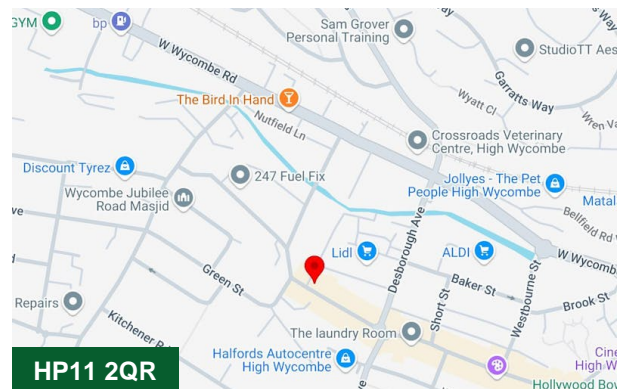
## Accommodation

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**

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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>

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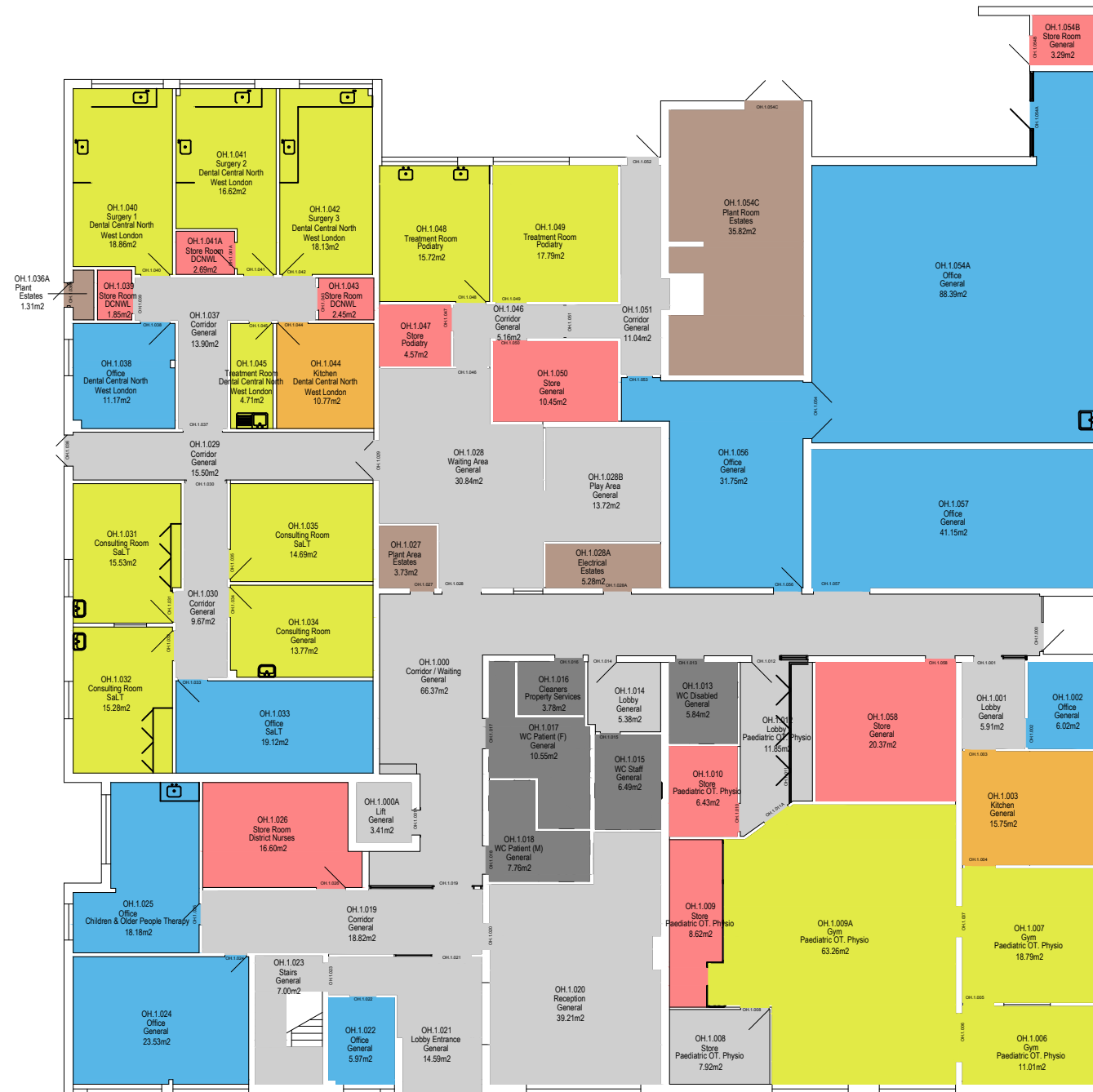
DRAWING NOTES KEY:



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:			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>



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CLIENT: Property Services					
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FLOOR PLAN XREF/DRAWING: N/A			N/A		
DRAWN:	MK	CHECKED:	HS	APPROVED:	
DRAWING NR:	OC-1-0	REV:	A	SCALE @ A3:	1:200
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