



## Old Bank House

39a High St, High Wycombe, HP11 2AG

### REFURBISHED OFFICE SUITES WITH PARKING

**843 to 1,800 sq ft**  
(78.32 to 167.23 sq m)

- Air conditioning (in part)
- Gas central heating
- Panelling & fireplaces (in part)
- Shared reception
- Lift access to all floors
- Car parking

# Old Bank House, 39a High St, High Wycombe, HP11 2AG

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 843 to 1,800 sq ft                 |
| Rent           | £12 per sq ft                      |
| Rates Payable  | £5 per sq ft                       |
| Service Charge | £4.85 per sq ft                    |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (69)                             |

## Description

Old Bank House is a Grade II listed building which has been comprehensively refurbished to provide office accommodation over three floors.

The offices benefit from period features throughout, air conditioning (in part), central heating, lift access to all floors, kitchen and WC's for each suite and on-site parking to the rear.

Individual suites available from 1,368 sq ft with accommodation available over both 1st and 2nd floors up to a combined size of 4,859 sq ft.

## Location

Old Bank House is situated within the main High Street of High Wycombe, located within a short walk of the mainline train station and the Eden Shopping Centre.

High Wycombe town centre has an extensive range of retail and leisure facilities and also an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

## Accommodation

The accommodation comprises of the following

| Name            | sq ft | Rent       | Service charge | Availability |
|-----------------|-------|------------|----------------|--------------|
| Suite - s 3 & 5 | 1,691 | £12 /sq ft | £4.85 /sq ft   | Available    |
| Suite - 4       | 1,800 | £12 /sq ft | £4.85 /sq ft   | Available    |
| Suite - 6       | 1,368 | £12 /sq ft | £4.85 /sq ft   | Available    |
| Suite - 7       | 843   | £12 /sq ft | £4.85 /sq ft   | Available    |
| Total           | 5,702 |            |                |              |

## Terms

Available on a 12 month license

## Business Rates

Rateable Values 2023 - Small business rates relief may apply

Suites 3 & 5 £16,000

Suite 4 £17,000

Suite 6 £14,000

Suite 7 £8,600



## Viewing & Further Information



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