



Trenchard House, Cressex Business Park, High Wycombe, HP12 3PS

To Let | 2,712 sq ft

MODERN OFFICES TO LET

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TO LET

Summary

- Size: 2,712 sq ft
- Rent: £15.50 per sq ft
- Rates payable: £14,472 per annum RV figure from April 2026
- Rateable value: £33,500
- EPC: D (81)

Further information

- [View details on our website](#)
- [Microsite](#)

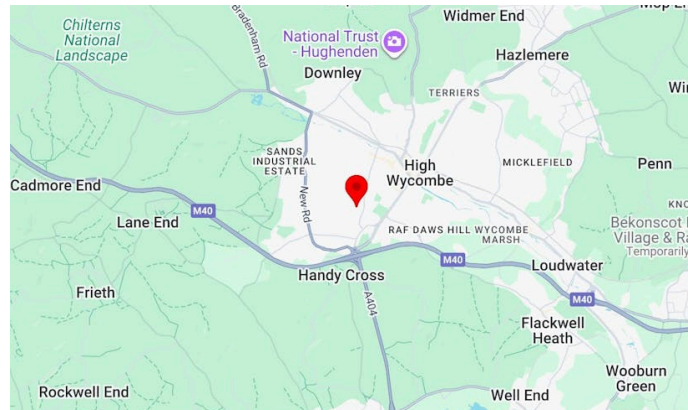
Viewings and Further Information



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Description

Trenchard House comprises a two-storey detached office building of brick construction, partially clad with panels & pitched metal clad roof. The building is prominently located at the entrance to a private road behind the gates at the end of Wellington Road & benefits from a private car park.

The accommodation comprises ground and first floor offices provides a mix of open plan offices and private meeting rooms, server room, separate ground floor entrance, male/female/disabled WCs and kitchen / breakout area.

The specification includes air conditioning, perimeter trunking, suspended ceiling with LED lighting and carpeting.

Location

Located within High Wycombe's premier business park, Wellington Road is situated about half a mile from the M40 (J4) & 1 mile from High Wycombe town centre. The mainline railway provide service to London Marylebone with a fast train of 27 mins.



High Wycombe is situated 30 miles north-west of Central London with easy access to the M40 providing access to the M25 12 miles east. Heathrow Airport is 20 miles east.

Business Rates

The rateable value is £33,500 from April 2026.

EPC

D81

Amenities & Specifications

Car Parking: Yes

Total parking spaces: 11

VAT

Applicable. VAT is payable on the rent, service charge and any rent deposit.

Legal fees

Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.

