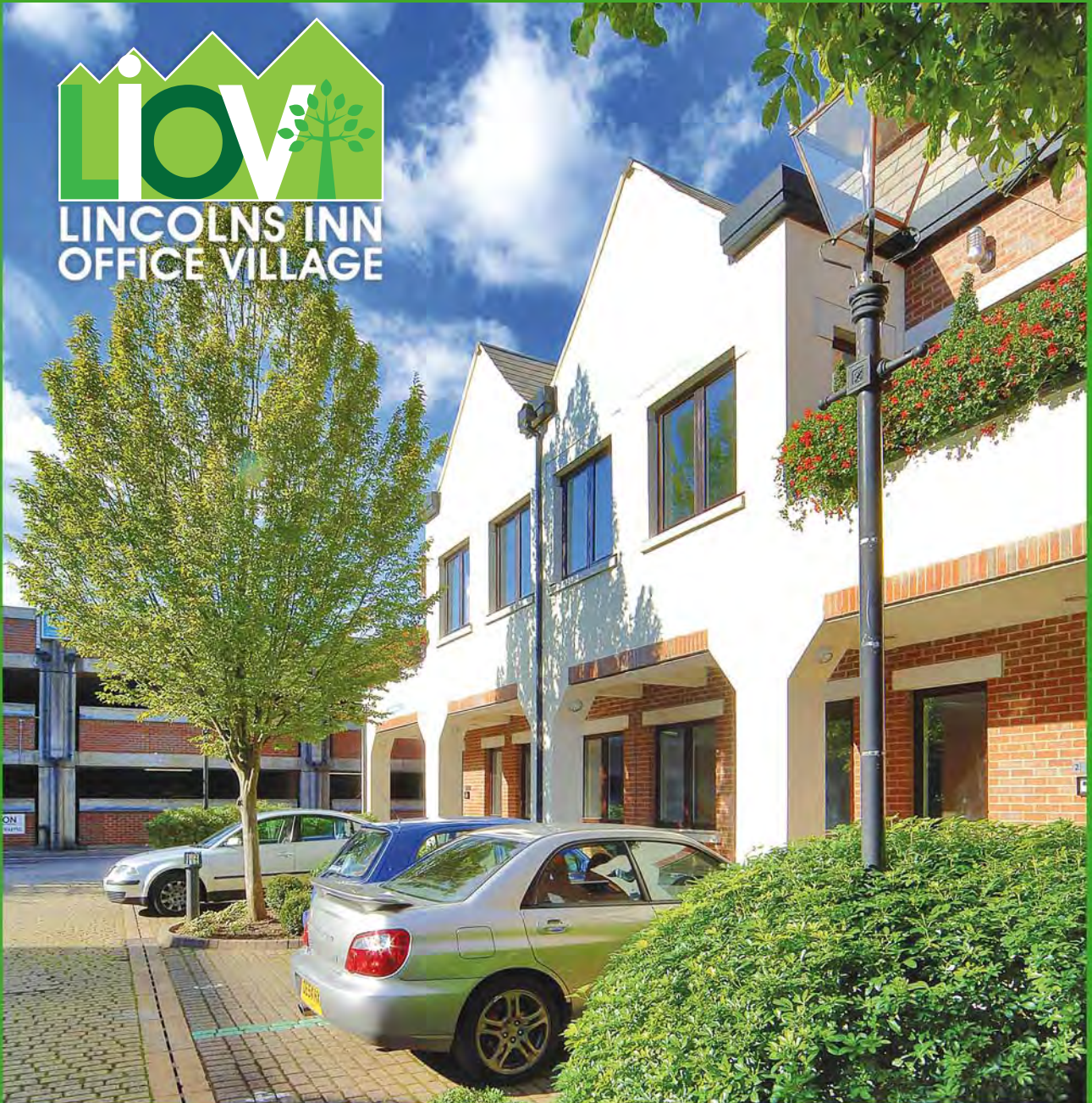
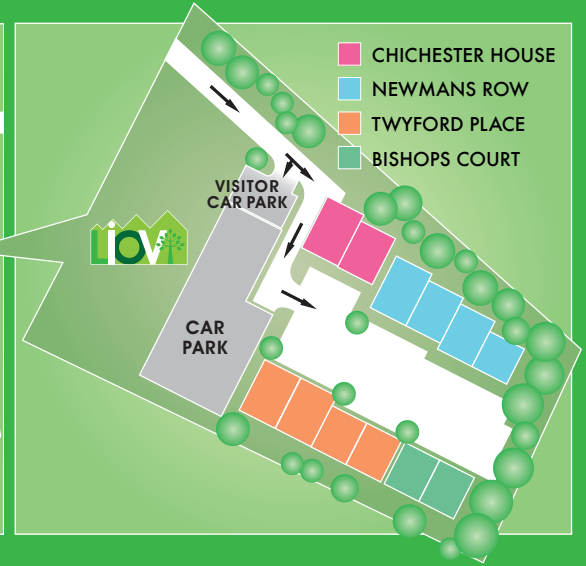


# FLEXIBLE OFFICE SOLUTIONS HIGH WYCOMBE HP12 3RH



FROM 798 SQ FT to 9,537 SQ FT

[www.liov.co.uk](http://www.liov.co.uk)



## Location

Lincoln's Inn Office Village (LIOV) is located on Cressex Business Park, High Wycombe's premier business location within one mile of junction 4 of the M40 motorway.

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to the other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

The town centre has excellent retail and leisure facilities in the Eden Shopping Centre that opened in 2008. Local retail facilities are available on the edge of the business park.



## Description

LIOV is an attractive courtyard development of 12 office buildings with very good mature landscaping and excellent car parking.

Each of the available office buildings has its own front door and each floor provides a self-contained office.

Some of the accommodation has been refurbished to a good standard and further refurbishment works will be undertaken on a deal by deal basis.

Highly competitive deals are available.

## Specification

- Attractive courtyard setting
- Parking ratio circa 1:250 sq ft
- Mature landscaping
- Excellent EPC rating C (53)
- Choice of large and small floor plates
- Fibre optic broadband available
- Open plan environment
- Central heating
- Fully carpeted

## Lease Terms

Flexible leases on competitive terms are available in all buildings.

Details on application.



## Space options

LIOV can provide office space for smaller companies looking for just 800 sq ft and to larger companies requiring a separate building with larger floor plates up to 2,630 sq ft.



## Costs

Each party will be responsible for its own costs.

## Viewing

To arrange a viewing or to obtain further information, please contact one of the sole joint letting agents.

The agents for themselves and for the vendors of this property, whose agents they are, give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. 2. All descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. 3. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude.



Our client has regard to the recommendations of the voluntary code of practice for commercial leases in England and Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at [www.commerciallease.co.uk](http://www.commerciallease.co.uk) or obtained from the Royal Institution of Chartered Surveyors Tel. No. 020 7334 3806.

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