

# REFURBISHED OFFICE SUITES

# To Let

Westfields House  
London Road

# HIGH WYCOMBE



View from 6th floor offices

Area	sq ft	sq m
Ground Floor East	1,086	100.89
Ground Floor West	1,974	183.39
6th Floor	3,880	360.46
<b>Total</b>	<b>6,940</b>	<b>644.74</b>



# Westfields House London Road High Wycombe



Postcode for SatNav: HP11 1HA

## Amenities and Features

- Ample on-site parking and adjacent to a large public car park (£2 daily rate)
- Refurbished ground floor reception
- Fully refurbished 6th floor and larger ground floor suite, including new ceilings, lighting and carpets
- Toilet facilities
- Communal kitchen facilities
- Lift

## Location

Westfields House is prominently located on the A40 London Road, approximately one mile to the east of High Wycombe town centre and approximately 1.5 miles to junction 3 of the M40 motorway.

High Wycombe is strategically located on the M40 motorway with easy access to towns within the Greater Thames Valley region. The town has excellent rail links to London Marylebone with a fastest journey time of 35 minutes.

## Description

Westfields House is a well located office building with the added attraction of a riverside frontage. A range of local amenities are available on the Wycombe Retail Park which is within easy walking distance of the property.

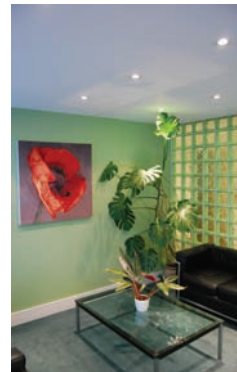
Refurbished office accommodation is available on the 6th floor and in two separate suites on the ground floor. The 6th floor has wonderful panoramic views across the Wye Valley.

## Terms

The accommodation is available on new leases with flexible terms. Rent on application.

## Legal Costs

Each party will be responsible for its own legal costs.



## For further information



Viewing is strictly by prior appointment with the sole agents:



### Stupples

Michael Garvey      Joanna Kearvell  
01494 460250      01494 796050  
mg@stupples.com      jk@stupples.com

For and on Behalf of



### Clarenco Properties

Sue Metcalfe  
Property/Lettings Supervisor  
sue@clarenco.co.uk