

40 oxford road

OXFORD ROAD ■ HIGH WYCOMBE ■ HP11 2EE

CANMOOR

40
OXFORD ROAD

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ROAD
HIGH WYCOMBE

GRADE A
**OFFICE BUILDING
COMPREHENSIVELY
REFURBISHED**

FOCUSED ON
**SUSTAINABILITY
AND WELLBEING**





GRADE A SPECIFICATION, REDESIGNED RECEPTION

THE BUILDING

40 Oxford Road has undergone a comprehensive refurbishment and provides high specification office space with new VRF air conditioning in High Wycombe town centre.

The reception and common areas have been redesigned as well as recent improvements to the external landscape and fabric of the building. It is ready for immediate occupation.



THE FEATURES

- Centrally located adjacent to Eden Shopping Centre
- New VRF air conditioning
- Excellent natural light
- Full accessed raised floors
- Suspended ceilings with integrated lighting (LED in part)
- On-site shower and secure cycle storage
- Male, female and disabled WC's
- Excellent car parking ratio 1:275 sq ft



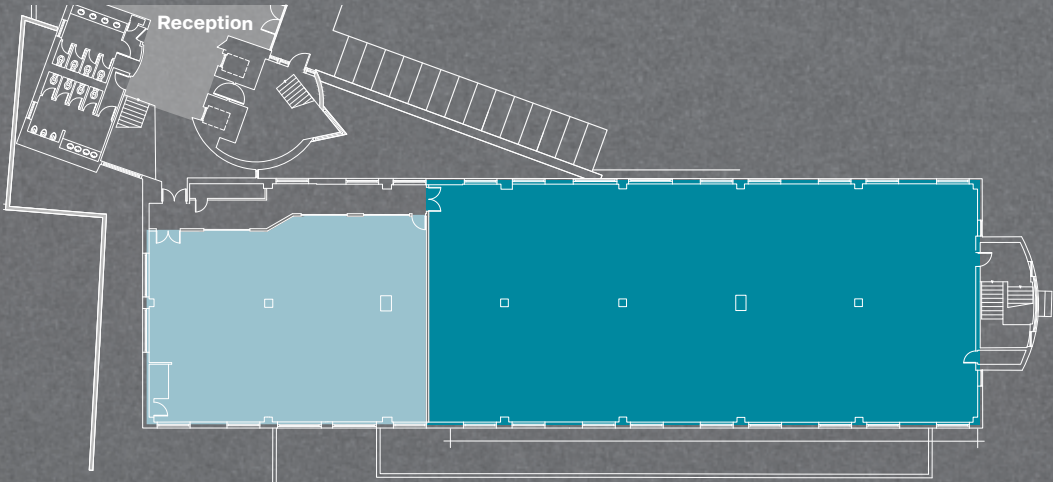
**FLEXIBLE OPEN PLAN
OFFICE SPACE,
BENEFITTING FROM
EXCELLENT NATURAL
LIGHT AND NEW VRF
AIR CONDITIONING.**

HIGHLY EFFICIENT FULLY-FITTED SPACE

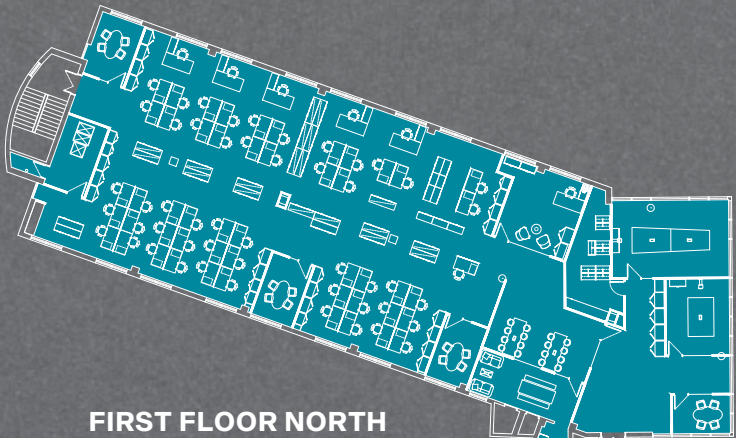


SPACEPLANS

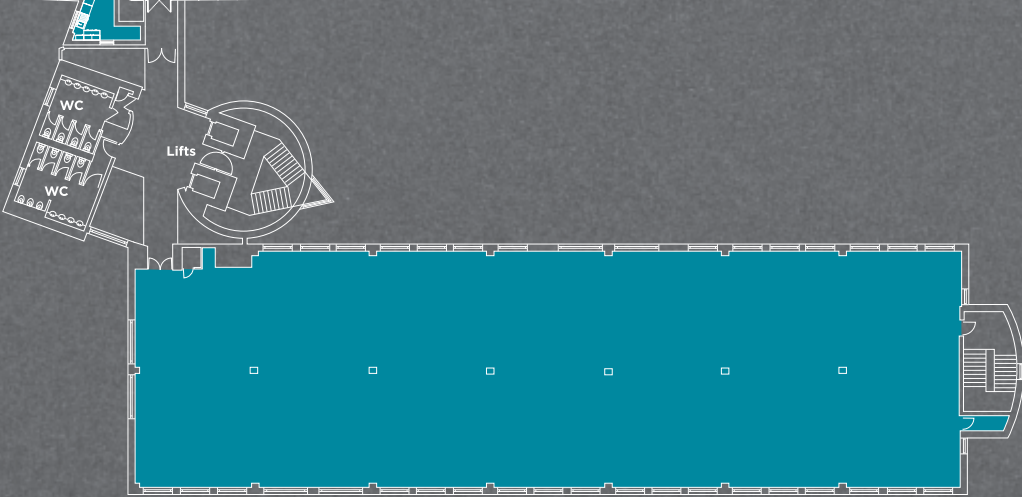
Available accommodation totals 20,000 sq ft across three suites on the ground and first floors. Suites are available on a fully-fitted or Cat A basis from 2,000 sq ft.



**PART GROUND
FLOOR SOUTH**
5,208 SQ FT



FIRST FLOOR NORTH
6,784 SQ FT



FIRST FLOOR SOUTH
7,892 SQ FT

INDICATIVE LAYOUTS

FOCUSED ON SUSTAINABILITY AND WELLBEING



MANAGEMENT

- Regular Life Cycle Analysis to inform decision making on maintenance of plant and M&E
- Low carbon products
- On-site shower and secure cycle storage
- Green Clauses



ENERGY

- EPC B for refurbished floors
- Targeting 100% supplied by Green Energy
- PIR Motion Lighting
- Refurbished floors are fitted with 100% LED Lighting
- Smart metering to monitor and reduce consumption
- EV Charging Points



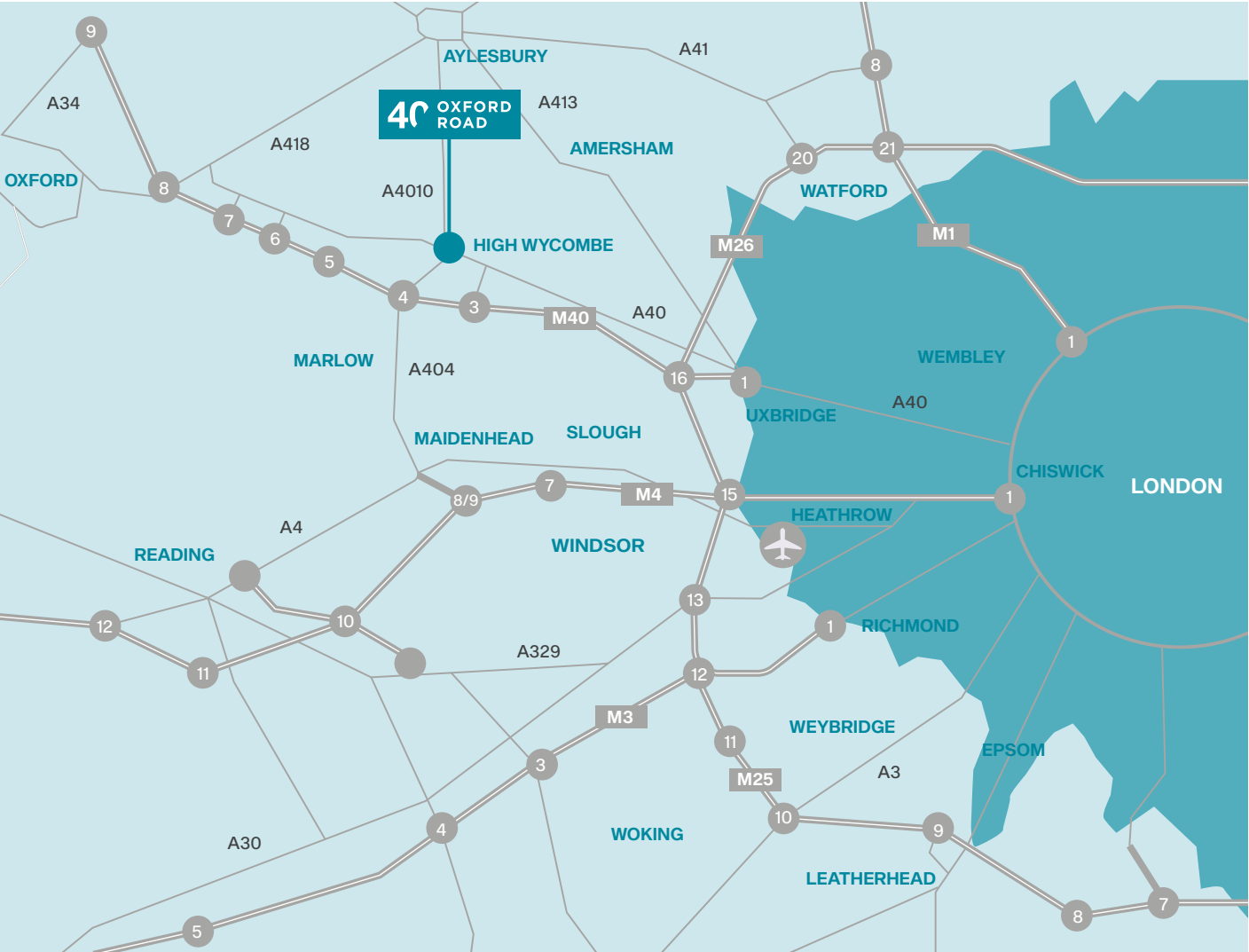
WATER

- 50% reduction in usage over last 18 months
- Sanitary fittings are specified to ensure low water demand during operation
- Flow Control Devices and monitoring equipment installed to reduce risk of leaks going unnoticed

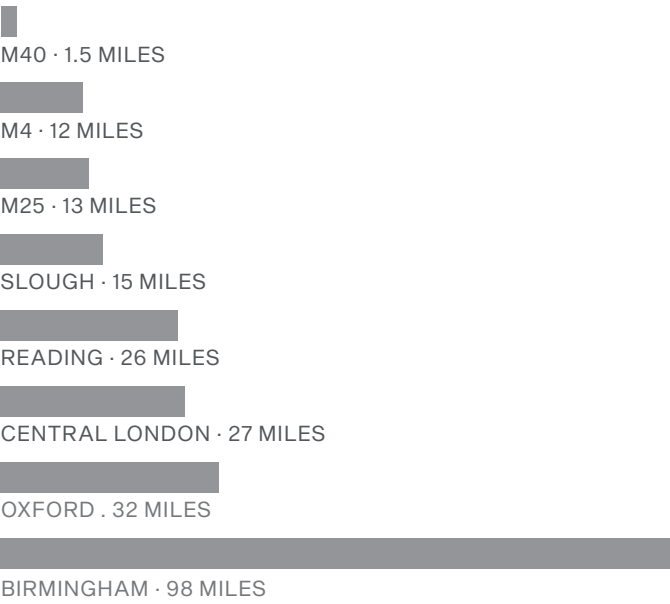


WASTE

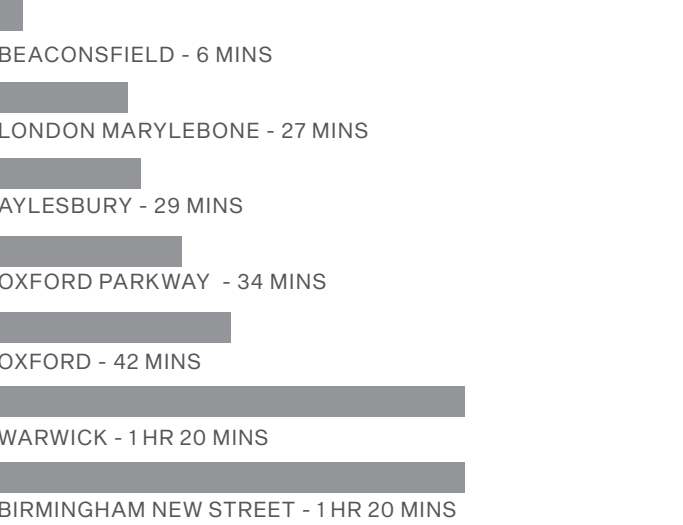
- Waste audits regularly undertaken
- 95% of waste is recycled
- No landfill use



ROAD (SAT NAV: HP11 2EE)



TRAIN TIMES



PROMINENT POSITON IN A GREAT LOCATION

THE LOCATION

40 Oxford Road is situated in a highly prominent town centre location, with amenities such as a Sainsbury's superstore and the Eden Shopping Centre just a short walk away.

High Wycombe railway station is located within a 7 minute walk, or short bus ride, providing services to London in around 27 minutes.



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WWW.40OXFORDROAD.COM

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract.
All areas quotes are approximate. July 2022.

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