

40 OXFORD
ROAD
HIGH WYCOMBE

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GRADE A
**OFFICE BUILDING
COMPREHENSIVELY
REFURBISHED**





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)
- Flexible floor space
- 24hr building access
- Male, female and disabled WC's
- Excellent car parking ratio 1:275 sq ft





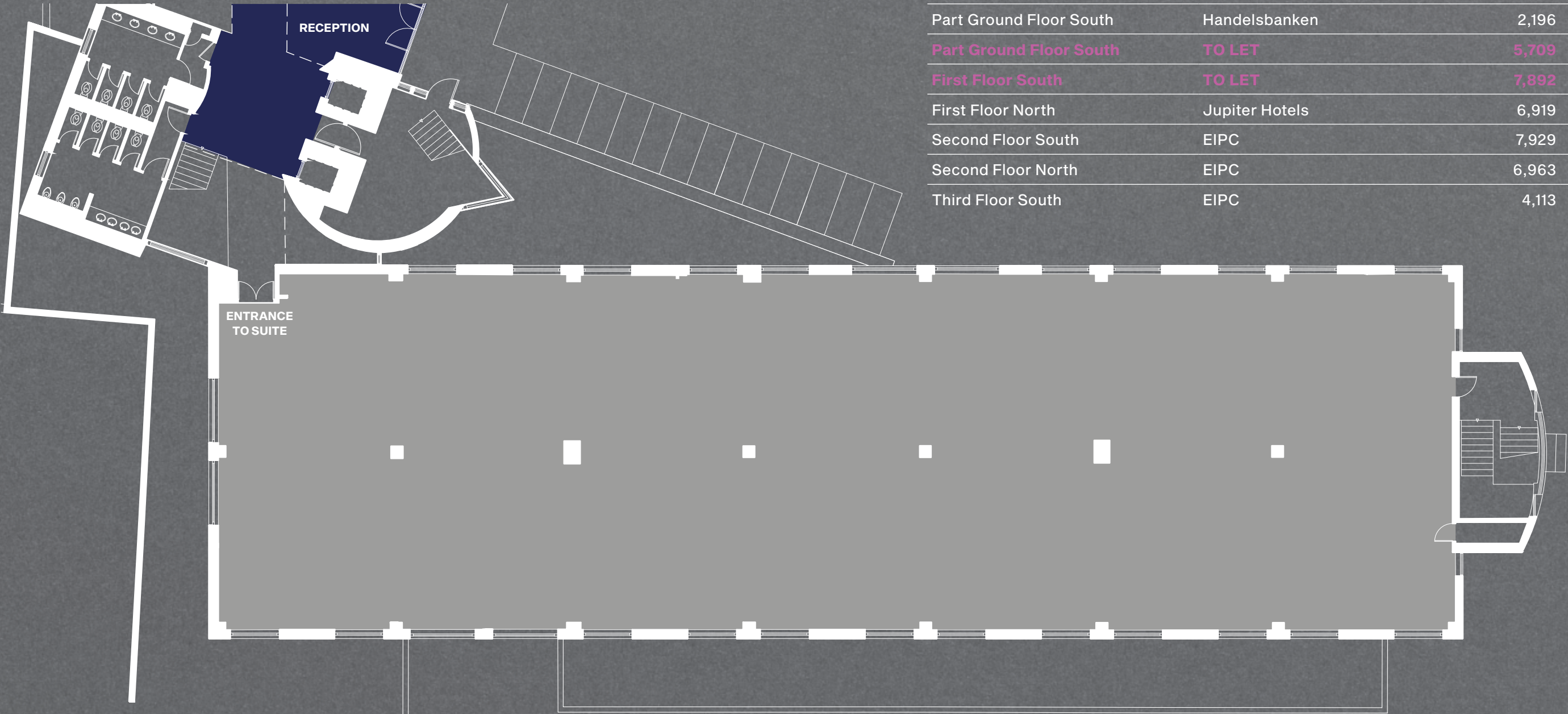
**FLEXIBLE OPEN PLAN
OFFICE SPACE,
BENEFITTING FROM
EXCELLENT NATURAL
LIGHT AND NEW VRF
AIR CONDITIONING.**

HIGHLY
EFFICIENT
FLEXIBLE
SPACE

THE SPACE

40 Oxford Road comprises 50,000 sq ft of high quality office accommodation with an established occupier mix including Jupiter Hotels and Blaser Mills.

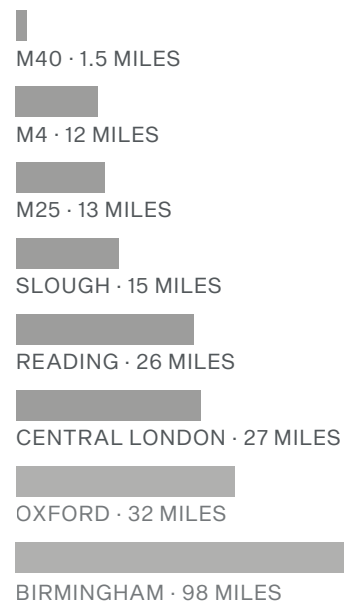
A variety of accommodation is available from 1,500 sq ft to 13,800 sq ft, with flexibility to split into suites.



FLOOR	TENANT / AVAILABILITY	SQ FT	SQ M
Part Ground Floor South	Handelsbanken	2,196	204
Part Ground Floor South	TO LET	5,709	530
First Floor South	TO LET	7,892	733
First Floor North	Jupiter Hotels	6,919	643
Second Floor South	EIPC	7,929	737
Second Floor North	EIPC	6,963	647
Third Floor South	EIPC	4,113	382



ROAD (SAT NAV: HP11 2EE)



RAIL / AIR

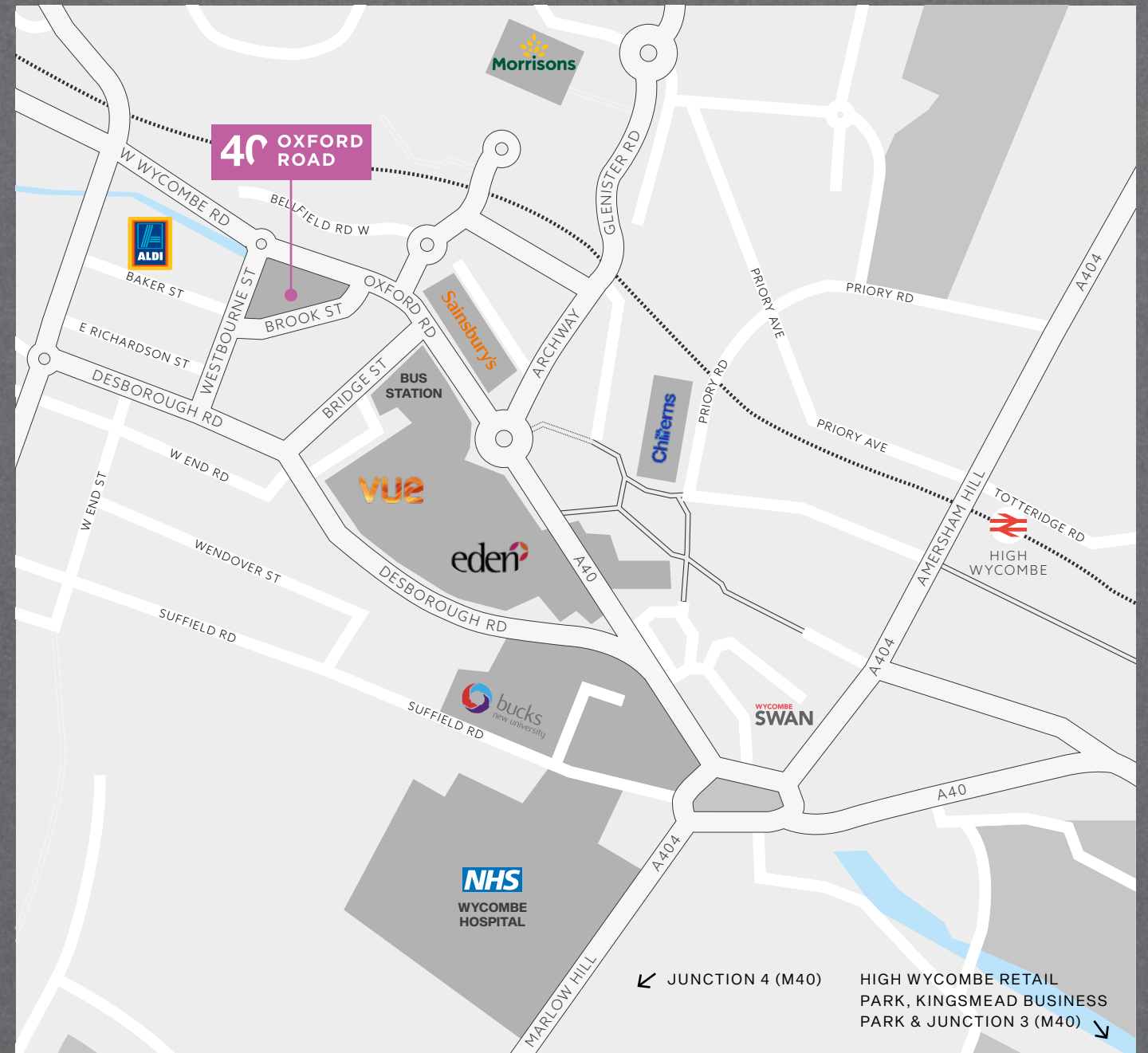


PROMINENT POSITON IN A GREAT LOCATION

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.



HIGH WYCOMBE, HP11 2EE
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. March 2020.

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