

POTENTIALLY NO
BUSINESS RATES
PAYABLE

TO LET SECOND FLOOR OFFICE SUITES

18 CRENDON STREET
HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LW

620 - 1,438 sq ft (57.59 - 133.59 sq m) approx. NIA

KEY INFORMATION

Suite:	sq ft:	sq m:	Rent +VAT pa:
1	818	75.99	£15,133
2	620	57.59	£11,470
Total	1,438	133.59	£26,603

Service charge: To be confirmed

Rateable value: At present the second floor is covered by one entry with the VOA. The combined Rateable Value is £13,500

Rates payable: Small Business Rates relief may be applicable

EPC Rating: E

Terms: The property is available on a new lease with terms to be agreed by negotiation

Legal Fees: Each party to bear their own costs

DESCRIPTION

The accommodation is a self-contained second floor open plan office space with ground floor shared entrance, with the option to split the floor to suit your requirements. The office has the benefit of the following amenities:



Entryphone



Up to 6 parking spaces



Air conditioning



Kitchenette



Male & Female WC



Meeting room

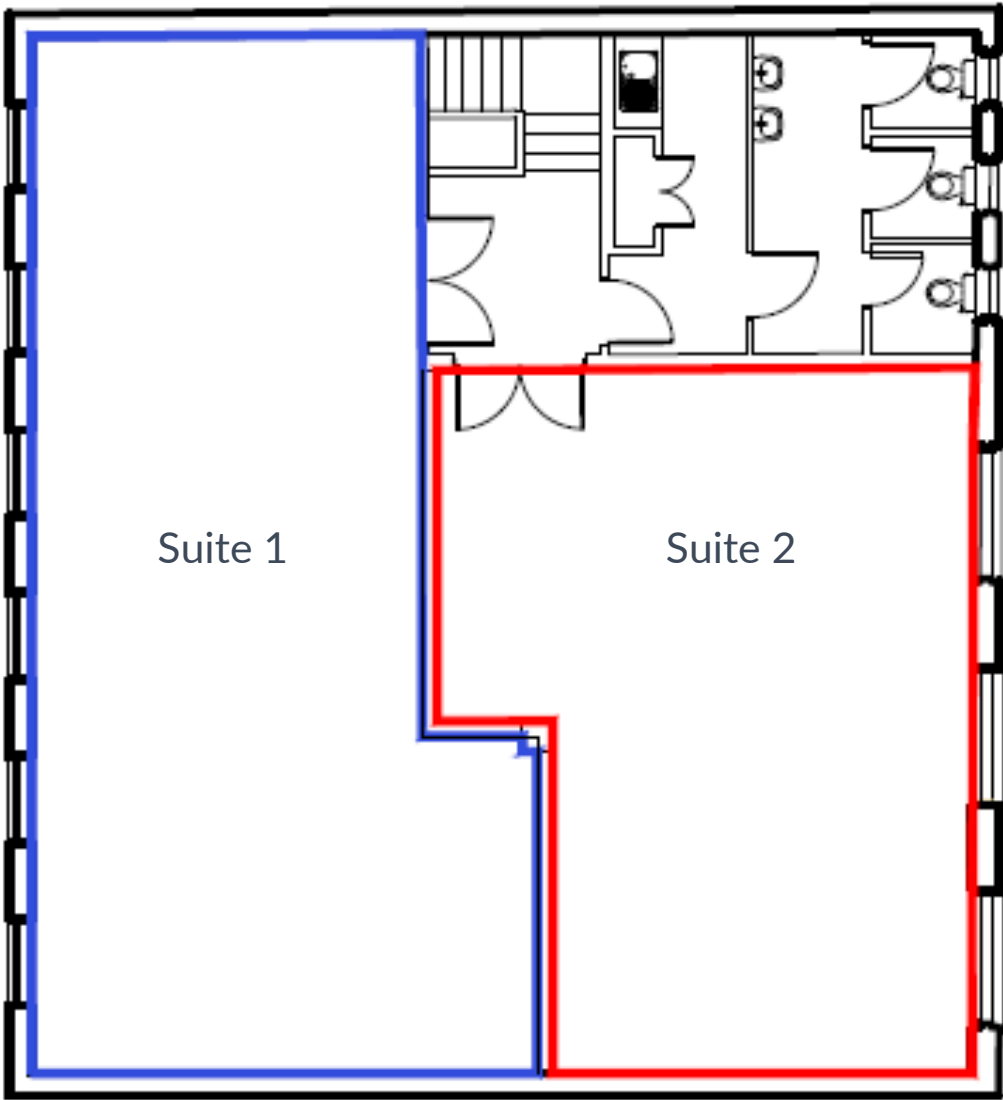


Excellent natural light



Carpeted floor

FLOOR PLAN



Second floor
(potential split)

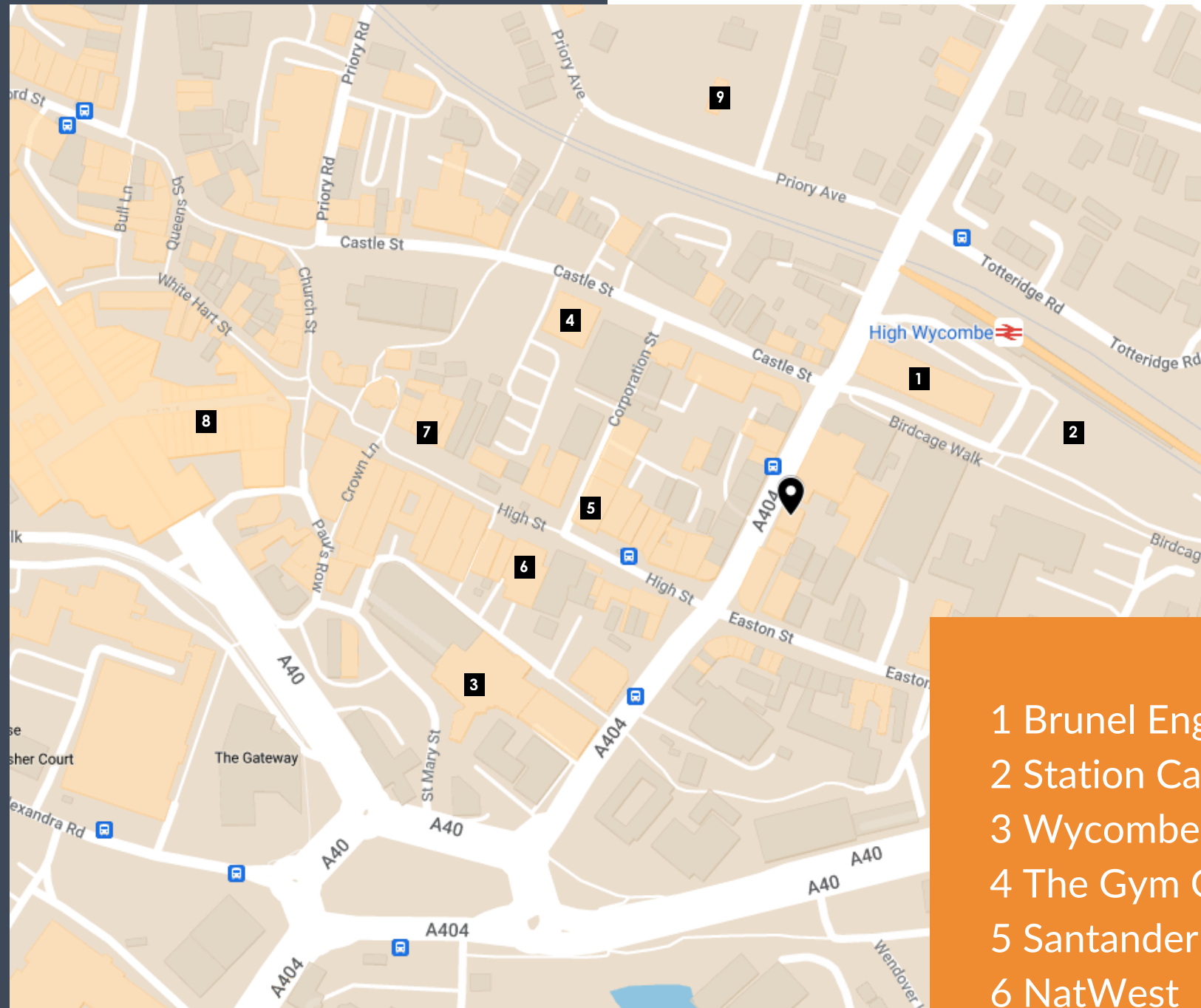
Floor plan for illustrative purposes only. Not to scale.



LOCATION

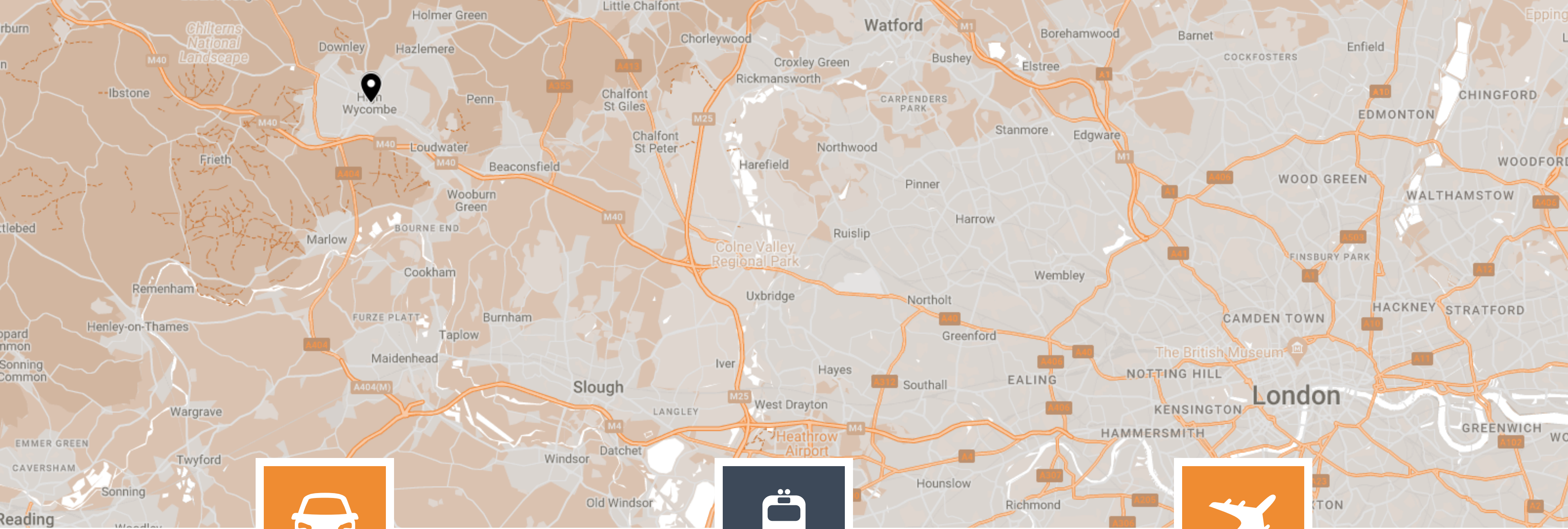
High Wycombe offers an unbeatable location for your business. Situated just steps from High Wycombe Station, this office ensures seamless connectivity to London and the surrounding areas, making it ideal for both clients and employees.

The vibrant High Street is just around the corner, offering a variety of shops, cafés, and amenities. With its blend of convenience, excellent transport links, and a thriving local economy, High Wycombe provides the perfect setting to establish or grow your business.



- 1 Brunel Engine Shed
- 2 Station Car Park
- 3 Wycombe Swan Theatre
- 4 The Gym Group
- 5 Santander
- 6 NatWest
- 7 Merletto Lounge
- 8 Eden Shopping Centre
- 9 Wycombe Museum





CAR

1.4 MILES TO M40 (J4)

Close to the M40 motorway network.



TRAIN

0.1 MILES TO HIGH WYCOMBE

4 minute walk to regular Overground trains to
into London Marylebone.



AIRPORT

20.7 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of
High Wycombe.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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Please note that all images including are for illustrative and indicative purposes only and furniture is not included with the lease.

September 2026

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