



Detached office suitable for a range of Class E uses

## Scot House

Halifax Road, High Wycombe, HP12 3SN

Office

# FOR SALE

7,011 sq ft

(651.34 sq m)

- 0.37 acre site
- 29 parking spaces
- LED lighting
- Gas central heating
- Comfort cooling
- Data cabling
- 1.3 miles to M40 (Junction 4)

# Scot House, Halifax Road, High Wycombe, HP12 3SN

## Summary

Available Size	7,011 sq ft
Price	£975,000.00
Rates Payable	£36,582 per annum Based on 2023 Rating. Rates payable 2024/25
Rateable Value	£67,000
VAT	Applicable
EPC Rating	D (100)

## Description

A detached 2-storey office building with parking for at least 29 cars.

## Location

The property is located at the end of Halifax Road on the Cressex Business Park.

The property is within 1.3 miles of Junction 4 of the M40 motorway.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,405	316.33
1st	3,606	335.01
<b>Total</b>	<b>7,011</b>	<b>651.34</b>

## Viewings

Strictly by appointment with the sole agents (Monday to Friday 9.00 to 17.30).

## Terms

The freehold interest is available with vacant possession

## VAT

The property is VAT registered and therefore VAT will be charged on the sale price.



## Viewing & Further Information

### Paul Felton

01923 604024 | 07802 861528

paul.felton@stimpsons.co.uk

### Stimpsons

**01923 252188**

Suite 1A, Building 6, Hatters Lane, Croxley Park,  
Watford, WD18 8YH