

# Country Estates

Professional Properties, for Professional Businesses



# LANCASTER COURT

HIGH WYCOMBE, BUCKINGHAMSHIRE

PRIME LOCATION,  
COURTYARD ENVIRONMENT

BUSINESS SPACE FROM 1,200 SQ.FT\*

\*GROSS EXTERNAL



# LANCASTER COURT

## PRIME LOCATION UNITS IN A COURTYARD ENVIRONMENT

A development of 10 two storey buildings in two blocks with 'B1' planning consent. Situated in a prime position on the Cressex Estate. It is less than a mile from junction 4 of the M40 and fast dual carriageway connection to the M4 which is about 7 miles away. There is good public transport with local buses providing a regular service and a bus stop just outside the Court. High Wycombe railway station is served by Chiltern Railways offering a fast service into London Marylebone as well as services to all Birmingham stations.

### **Estates Management**

The maintenance of the gardens, paths and parking areas, together with cleaning of the building exteriors, are directly controlled by Country Estates' 'Award Winning' estate management team. Our Estates Manager is on site regularly and can offer advice and help to resolve any problems that may arise.

### **Broadband**

High speed broadband available on the Court.

### **Plans and Terms**

Contact our Sales Office for interior plans, terms and to arrange a viewing.

### **■ Specifications**

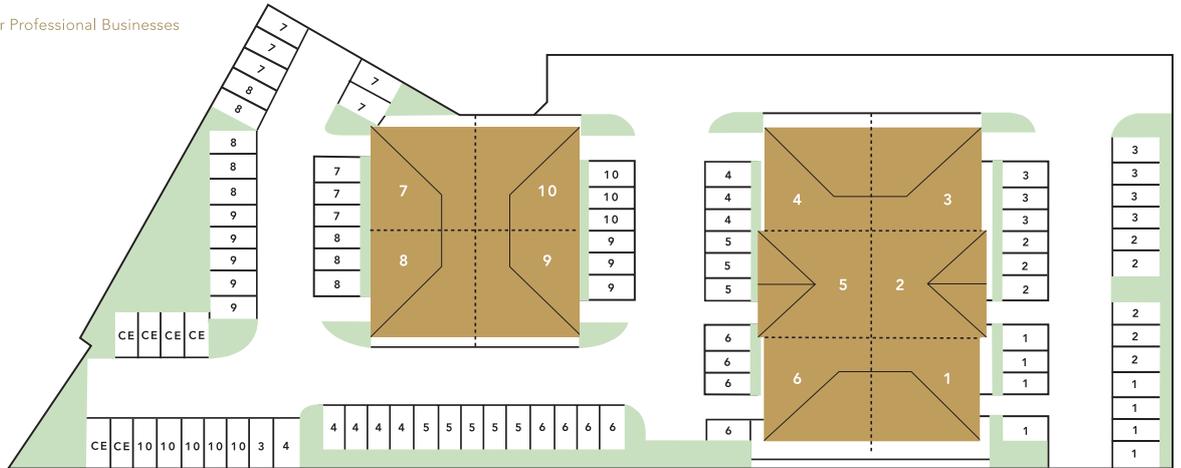
- Brickwork elevations
- Pitched slate roof
- Double glazing with colour coated frames
- Concrete staircases
- Heavy duty carpets
- Double door access
- 13 amp ring main
- 3 phase power supply
- Suspended ceilings with inset lighting
- Ample on site parking



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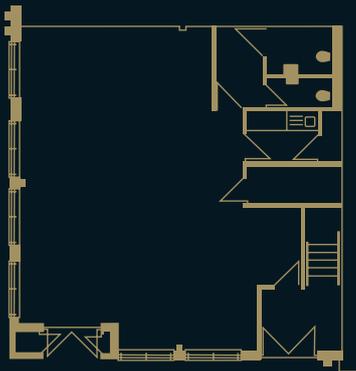
## Site Plan



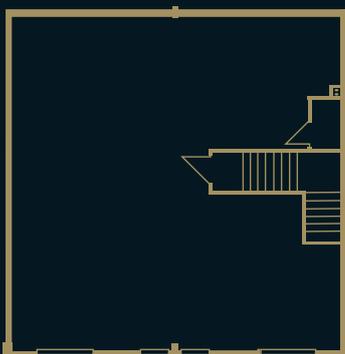
## HIGH WYCOMBE

In the heart of the Chilterns, High Wycombe is surrounded by some of the loveliest countryside in Southern England. As the largest town in Buckinghamshire, it grew in the 18th and 19th Centuries around the furniture industry and was once known as 'the furniture capital of England.' The town has many fine features and points of interest including a typically Georgian High Street, a Norman founded Church, the arcaded Guildhall and is home to The Wycombe Swan Theatre, one of the finest Theatres outside London.

Nearby 'The Rye' covers more than 53 acres with a lake for boating and fishing, as well as a waterfall and surrounding woods, together with Nature Trails, tennis courts, a playground and wild flower nature garden. Close by is Hughenden Manor Park, once the home of former Prime Minister Benjamin Disraeli.



Ground Floor



First Floor

Unit sizes from 1200 and may be combined up to 4800 sq. ft (gross external)

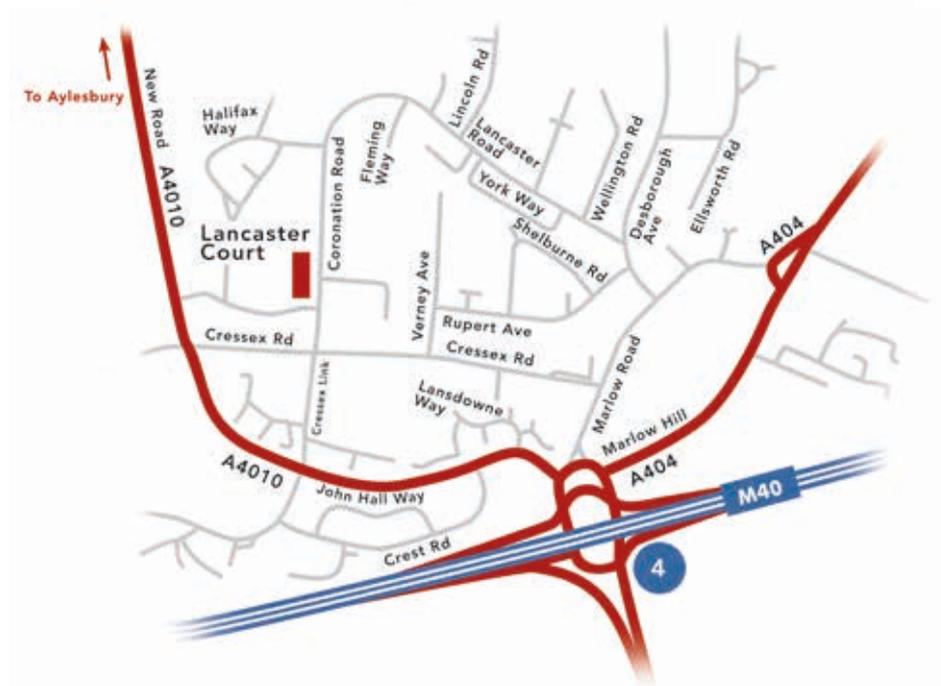


## ■ Directions

From Junction 4 of the M40/A404 Handy Cross roundabout, take the exit signposted Aylesbury A4010 which is John Hall Way. At the second roundabout turn right (3rd exit) into Cressex Link. At the traffic lights drive straight ahead into Coronation Road. Lancaster Court is a short distance down on the left hand side and the entrance is just after the bus stop. There are regular Chiltern Railways services into High Wycombe on the Chiltern Main line from Birmingham and London Marylebone, together with comprehensive local bus services and a bus stop right outside the Court. Postcode for SatNav: Lancaster Court HP12 3TD.

## ■ Local Facilities

The Court is well served by local amenities including cinemas, restaurants, hotels and shopping all in close proximity. There are also extensive facilities in the centre of High Wycombe and beautiful walks in large local woods and parks or nearby countryside.



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## SALES AND HEAD OFFICE

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Visit our website for Property investments and up to date availability on all our sites in Southern England.

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