



ROWLEY

WEXHAM SPRINGS

FRAMEWOOD ROAD, WEXHAM
BUCKINGHAMSHIRE SL3 6PJ

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ROWLEY IS LOCATED WITHIN A STUNNING LANDSCAPED OFFICE CAMPUS.

Rowley is a self-contained office headquarters located at Wexham Springs, a popular business campus conveniently close to the M4, M40 and M25, yet situated in the beautiful Buckinghamshire countryside.

Wexham Springs has continued to be a popular choice for blue chip businesses seeking a secure, calm working environment.

The park offers low density office accommodation, within a 40 acre landscaped setting, providing every opportunity to unwind with a walk, run or cycle.

A CONTEMPORARY DESIGN-LED SOLUTION.

The front entrance and canopy have been replaced with a contemporary design-led solution. Internally, Rowley provides flexible, contemporary accommodation to appeal to modern office occupiers' needs.





ROWLEY HAS BEEN RECENTLY
SUBSTANTIALLY REFURBISHED, AND
OFFERS IMMEDIATELY AVAILABLE
GRADE A OFFICE ACCOMMODATION.

The building offers Grade A office accommodation over two bright office floors, arranged around a prestige full height reception area, which forms the heart of the building.



HIGHLY SPECIFIED FOR MODERN OCCUPIER NEEDS.

The refurbishment at Rowley provides all the attributes of modern office accommodation including the following items:

New VRF air conditioning system

New metal ceiling tile tiles
and LED light fittings

Private first floor terrace

Raised access floors

Refurbished male & female
WCs on each floor

1 No. 8-person passenger lift

EPC "C60" Rating

Space earmarked for
showers and lockers

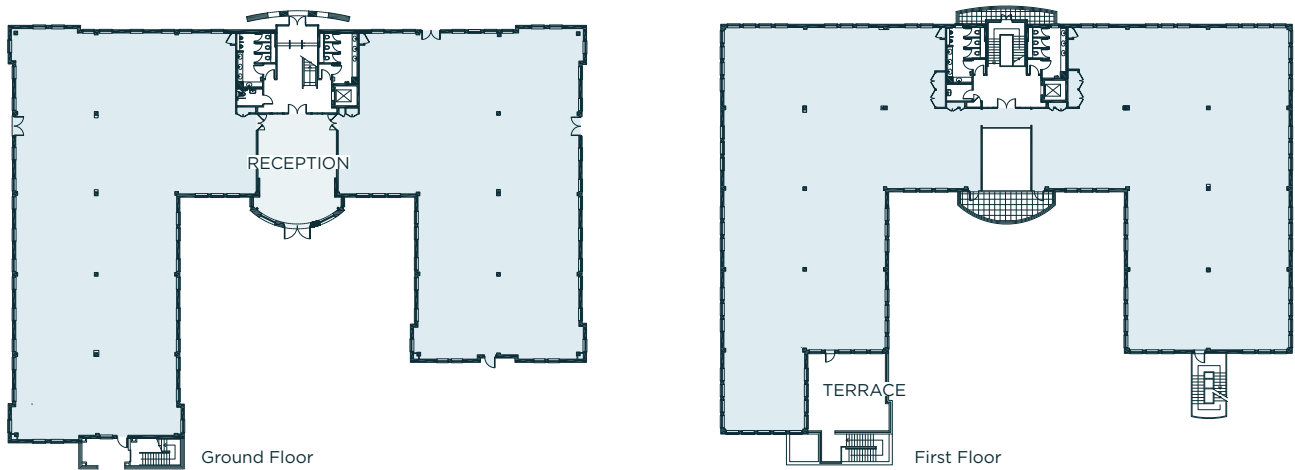
Excellent car parking provision
of 125 spaces (1:224 sqft)





ROWLEY HAS BEEN FINISHED
TO AN EXTREMELY HIGH
STANDARD IN OFFICE FLOORS,
THE RECEPTION AREA AND
WCs.

FLOORPLANS AND ACCOMMODATION



FLOOR	AREA (SQM)	AREA (SQFT)
Reception	66.4	714
Ground Floor Offices	1,229.7	13,236
First Floor Offices	1,247.2	13,425
Lobbies	64.1	690
TOTAL	2,607.4	28,065
Storage/potential shower block (GIA Approx)	55	592

All areas are measured in accordance with RICS IPMS3



TENURE

The building is available as a whole or on a floor by floor basis on new full repairing and insuring lease on terms to be agreed.

RENT

On application.

RATEABLE VALUE 2017

£342,500. Prospective tenants are requested to make their own enquiries regarding the actual rates payable with South Bucks District Council.

LOCATION

Wexham Springs is surrounded by a wealth of amenities for staff and visiting clients to enjoy. The local area offers several hotels and prestigious country and golf clubs including Stoke Park Country Club & Spa, Stoke Place, Crowne Plaza Gerrards Cross and Pinewood Hotel. There is also a wealth of fine restaurants and village pubs notably The Bull, and with local amenities and the nearby Black Park Country Park on the doorstep. All this in a location only 13 miles from Heathrow Airport and within reach of a huge catchment population in the West London area.

BY ROAD

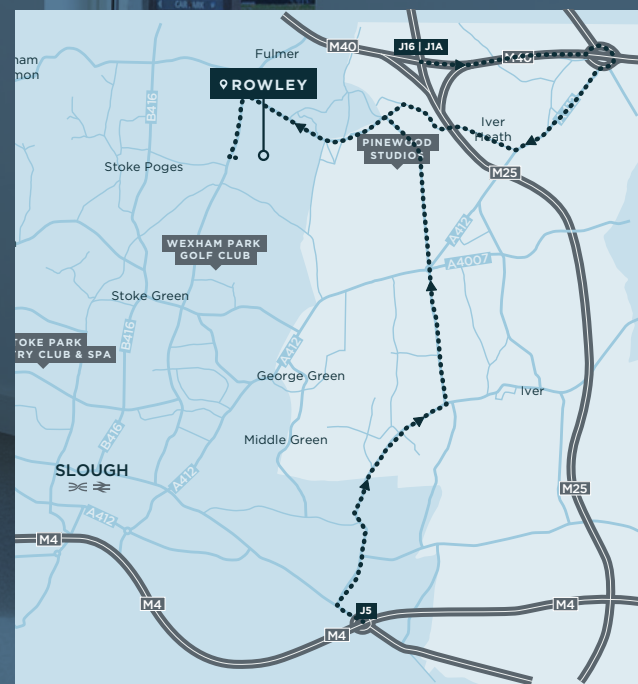
J16 M25	6.5 miles
J11a M40	4.4 miles
J5 M4	6.3 miles

BY RAIL

Gerrards Cross Station	3.4 miles
Slough Station (cross rail)	3.2 miles

BY AIR

Heathrow Airport T5	11 miles
Heathrow Airport T2/3	12 miles





FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT:


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