

WELCOME



**MP** MERCURY  
PARK  
WOOBURN GREEN

MERCURYPARK.CO.UK

# A NEW CHAPTER IN THE SEARCH FOR SPACE

3,366-8,641 SQ FT  
REFURBISHED, MODERN  
GRADE A OFFICE  
SPACE WITH AN  
ON-SITE CAFÉ.



# A PRESTIGIOUS OFFICE PARK COMPRISING 13 HIGH QUALITY OFFICE BUILDINGS.

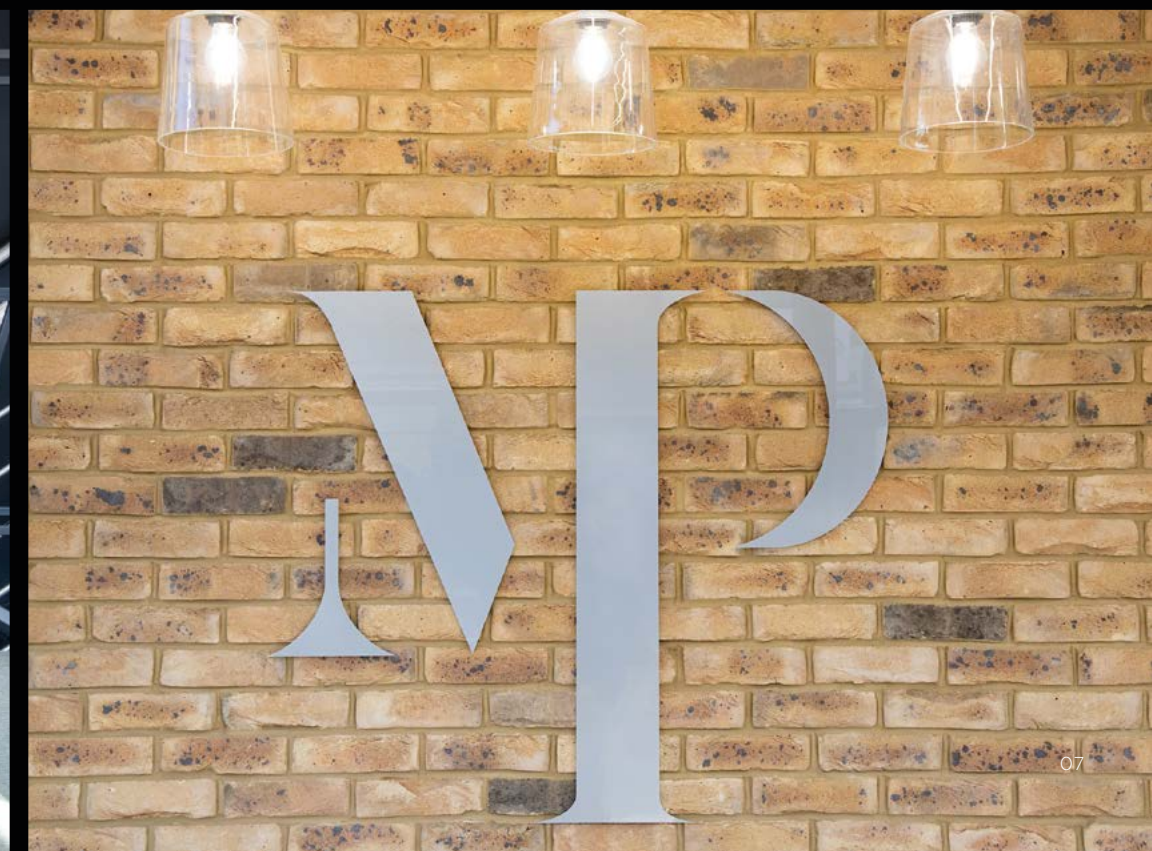
A DIVERSE BUSINESS COMMUNITY SET IN ALMOST 7 ACRES OF LANDSCAPED GROUNDS, WITH EASY ACCESS TO THE M40, NEARBY TRAIN STATIONS AND A VARIETY OF LOCAL AMENITIES.

Mercury Park offers an excellent choice for growing businesses. The current refurbishment delivers unrivalled workspace, with modern receptions, exposed services and an on-site café.





# MODERN, FLEXIBLE WORKSPACE AVAILABLE





AVAILABILITY

ENDEAVOUR  
HOUSE

GROUND AND FIRST FLOOR  
OFFICES TOTALLING 7,655 SQ FT.

The building has been recently refurbished to a superior standard including:

VIEW 360° TOUR

- + Fully exposed services

+ New VRF air conditioning

+ New PIR controlled, LG7 compliant suspended LED panels

+ Raised access floor

+ Lift

+ Secondary entrance
- + Shower

+ Excellent car parking ratio of 1:284 sq ft

+ 24 hour on-site security

+ Attractively landscaped grounds

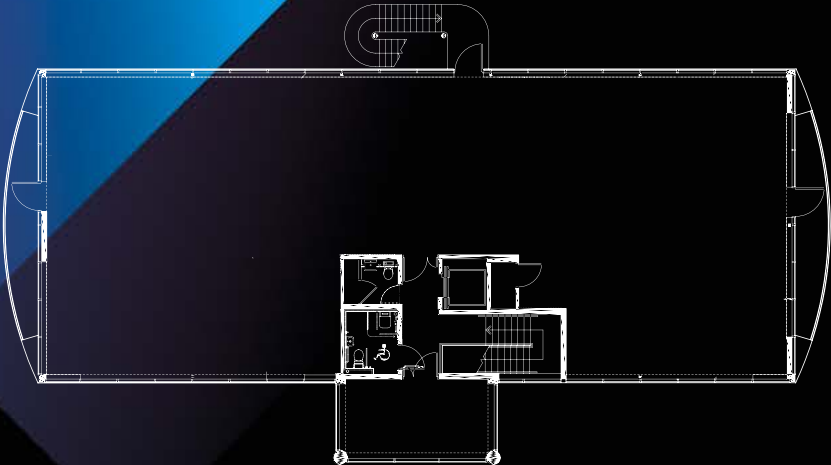
+ EPC Rating: B

SCHEDULE OF AREAS

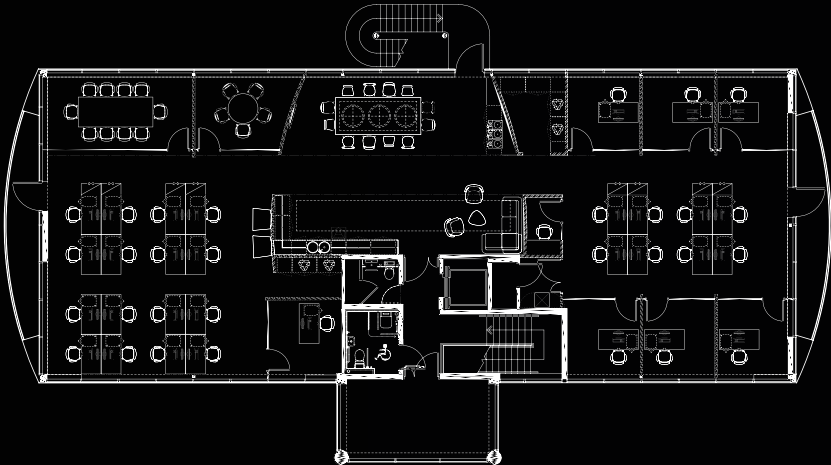
First floor	sq ft	sq m
	3,738	347
Ground floor		
	3,686	342
Reception	231	21
TOTAL	7,655	710
Parking spaces	27	(1:284 sq ft)



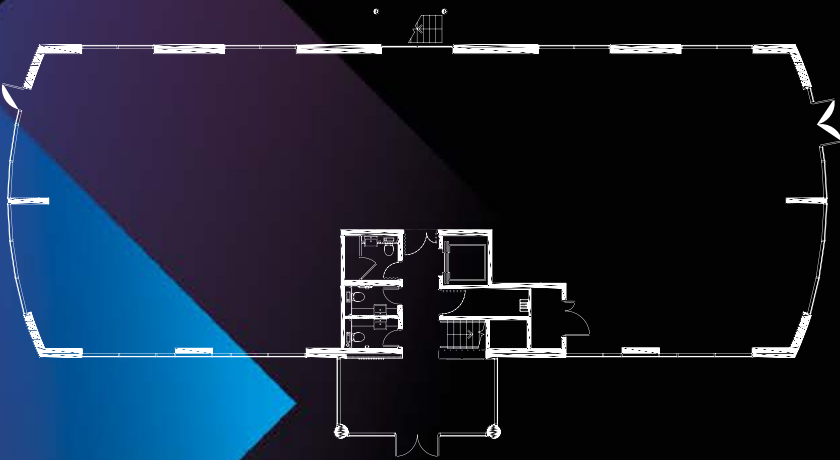
FIRST FLOOR



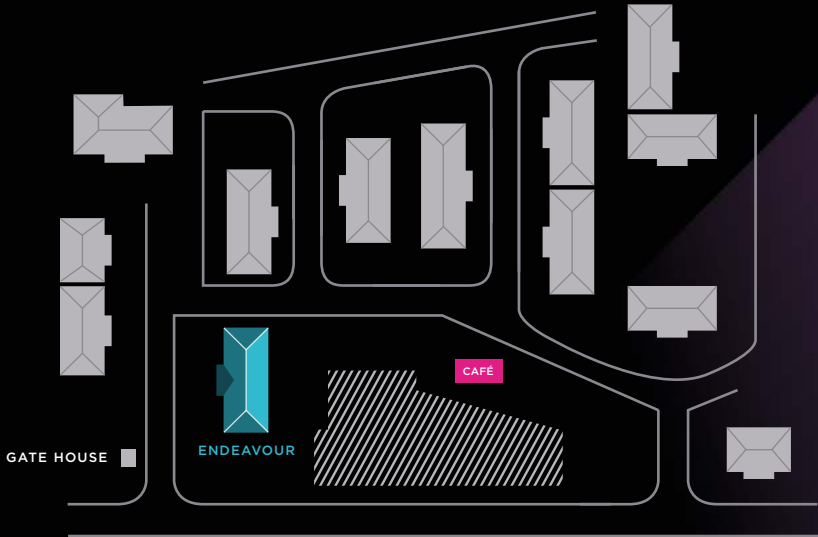
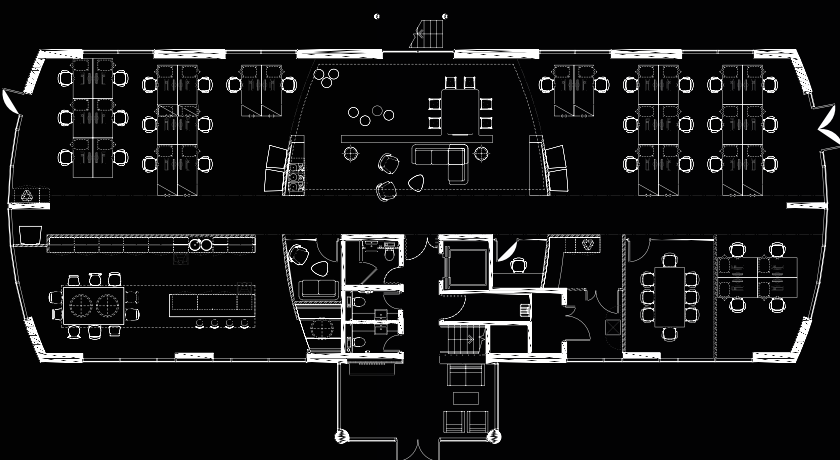
SPACE PLAN



GROUND FLOOR



SPACE PLAN





ENDEAVOUR HOUSE

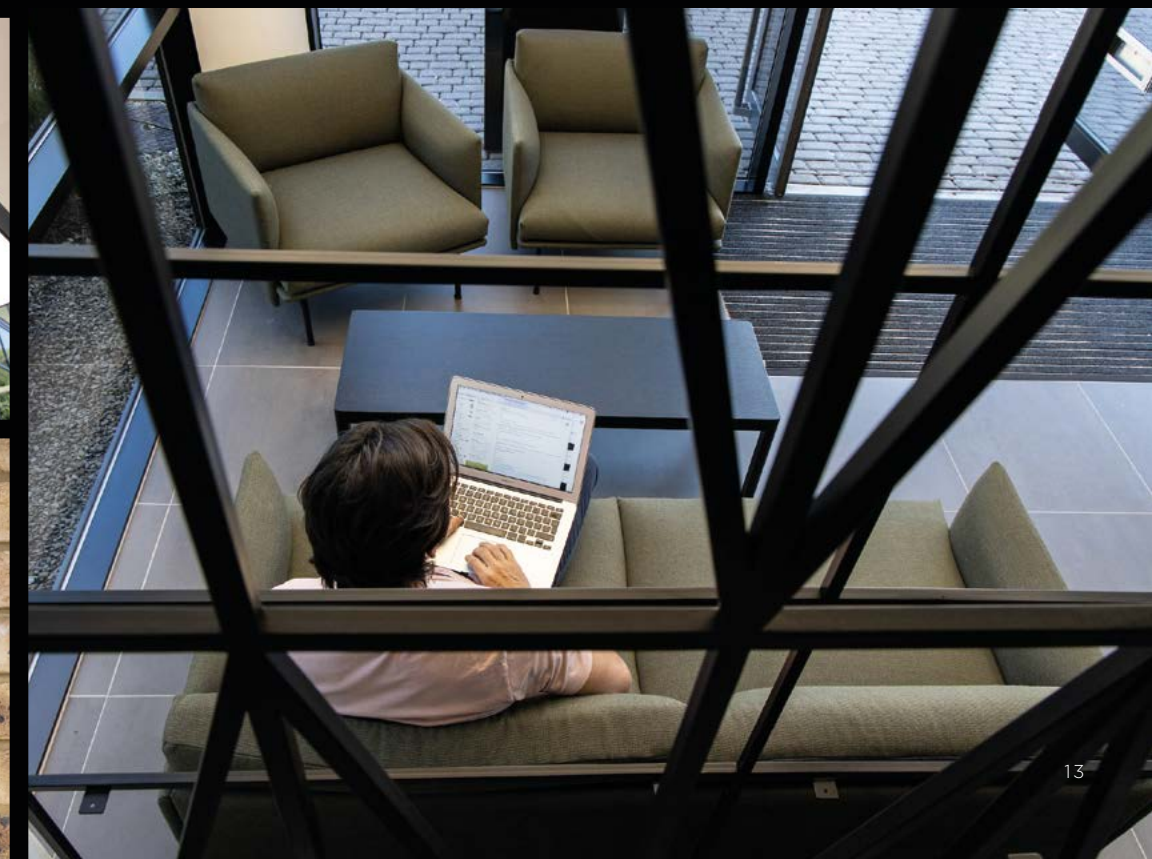
FULLY  
REFURBISHED  
RECEPTION  
AREA







# EXPOSED SERVICES AND MODERN FINISHES







# LUNAR HOUSE

3,366 SQ FT OF REFURBISHED CAT A+ OFFICES INCLUDING:

VIEW 360° TOUR

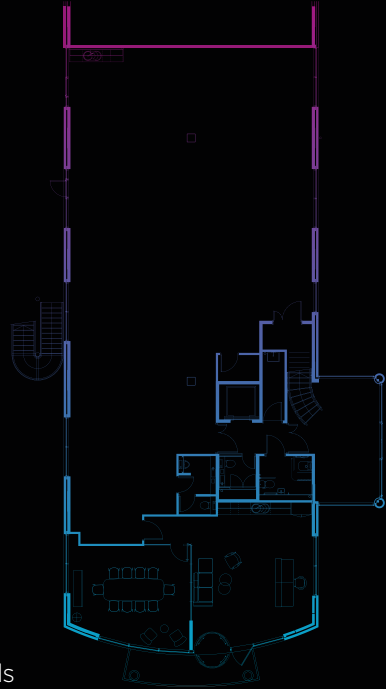
- + Dedicated reception, fitted and furnished meeting room, open plan office with tea point
- + Raised floor with cabling and floor boxes
- + Fully exposed services
- + New VRF air conditioning
- + New PIR controlled, LG7 compliant suspended LED panels
- + Dedicated entrance
- + Shower
- + Excellent car parking ratio of 1:258 sq ft
- + Electric car charging points
- + 24 hour on-site security
- + Attractively landscaped grounds
- + EPC Rating: Targeting B

Bespoke fully fitted and furnished solutions can be provided.

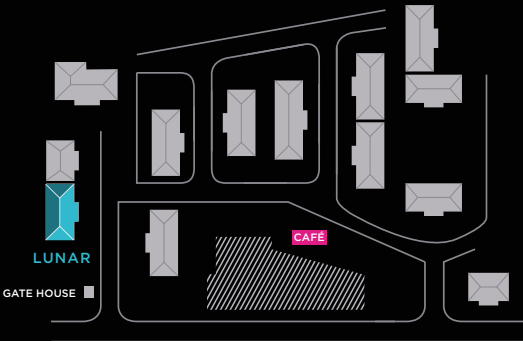
## SCHEDULE OF AREAS

Ground floor (inc. reception)	sq ft	sq m
	3,366	313
<b>TOTAL</b>	<b>3,366</b>	<b>313</b>

Parking spaces	
13	(1:258 sq ft)

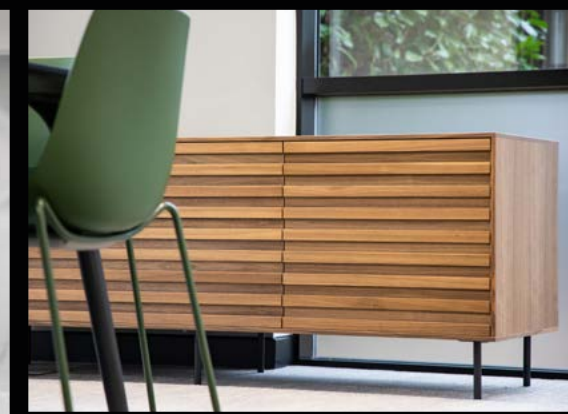


GROUND FLOOR





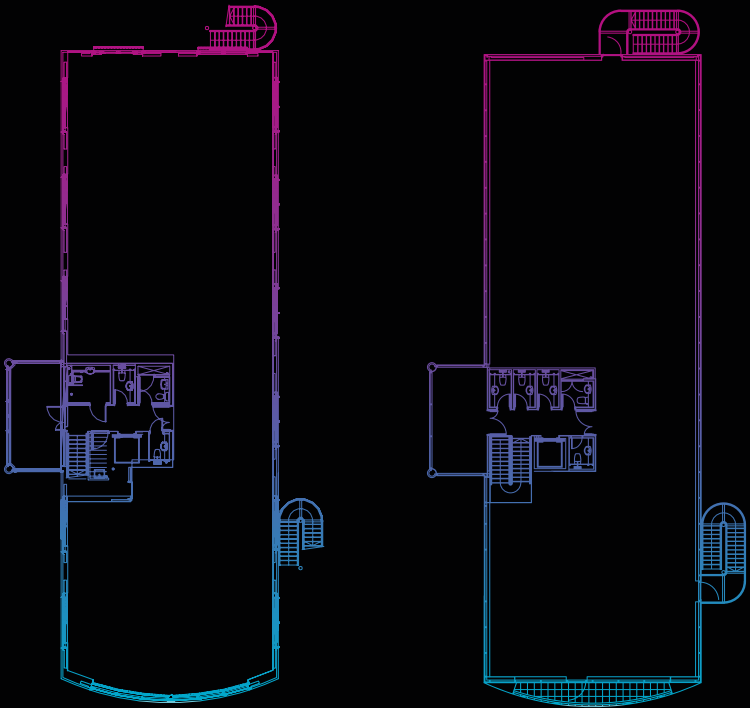
REFURBISHED  
CAT A+ OFFICES  
FINISHED TO  
THE HIGHEST  
STANDARD





# NEPTUNE HOUSE

- 8,641 SQ FT TO BE REFURBISHED TO A HIGH SPECIFICATION INCLUDING:
- + New VRF air conditioning
  - + New suspended ceilings with metal tiles
  - + New PIR controlled, LED LG7 compliant recessed lighting
  - + Raised access floor
  - + Lift
  - + Secondary entrance
  - + Shower
  - + Excellent car parking ratio of 1:240 sq ft
  - + Electric car charging points
  - + 24 hour on-site security
  - + Attractively landscaped grounds
  - + EPC Rating: Targeting B

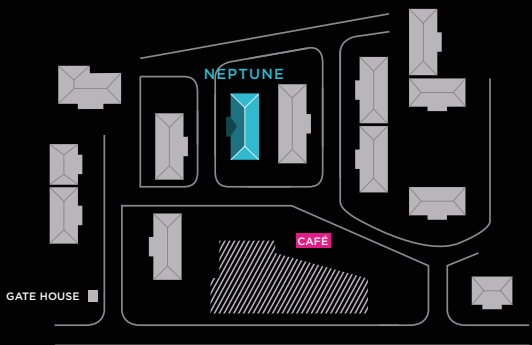


GROUND FLOOR

FIRST FLOOR

## SCHEDULE OF AREAS

	sq ft	sq m
First floor	4,337	403
Ground floor	4,304	400
Reception	215	29
<b>TOTAL</b>	<b>8,856</b>	<b>1,235</b>
Parking spaces	37	(1:240 sq ft)





# A DEDICATED ON-SITE CAFÉ AND COMMUNAL AREA

## THE SHED

LOCATED WITHIN THE BUSINESS PARK,  
THE SHED CAFÉ OFFERS A WIDE VARIETY  
OF FRESHLY PREPARED FOOD AND DRINK.

A convenient, stylish and versatile bistro-style space, The Shed is an excellent amenity both inside and out. But it's not just for lunch or for grabbing a snack, it's also a place to breakout for meetings, away from the office environment.

Freshly ground coffee, fruit smoothies, salads, paninis and pastries are just a few of the delicious options available. Everything is produced freshly on site every day, so you can be sure you're getting exactly what you need to keep you energised throughout the working day.





# A GOOD CHOICE OF LOCAL AMENITIES WITHIN EASY REACH

## EAT. DRINK. SHOP.

MERCURY PARK IS SITUATED IN THE VILLAGE OF WOOBURN GREEN, CLOSE TO THE TOWNS OF HIGH WYCOMBE, MARLOW AND BEACONSFIELD.

Wooburn Green itself has a bakery, a family run Italian restaurant, an independent coffee house and a Tesco Express. Just a few minutes' drive away is the village of Bourne End, with its boutique shops and riverside pubs.

High Wycombe's shops include Superdry, MAC, Office, TK Maxx, Zara and Next while Marlow's shops include Waitrose, Marks & Spencer, Space NK, Starbucks and The White Company.

For those who like to keep fit, a David Lloyd health club is only a 5-minute walk away. There are plenty of local pubs serving excellent food and nearby hotels include The Crazy Bear and the Crowne Plaza.



DAVID LLOYD  
5 MINS WALK



TESCO EXPRESS  
1 MIN DRIVE



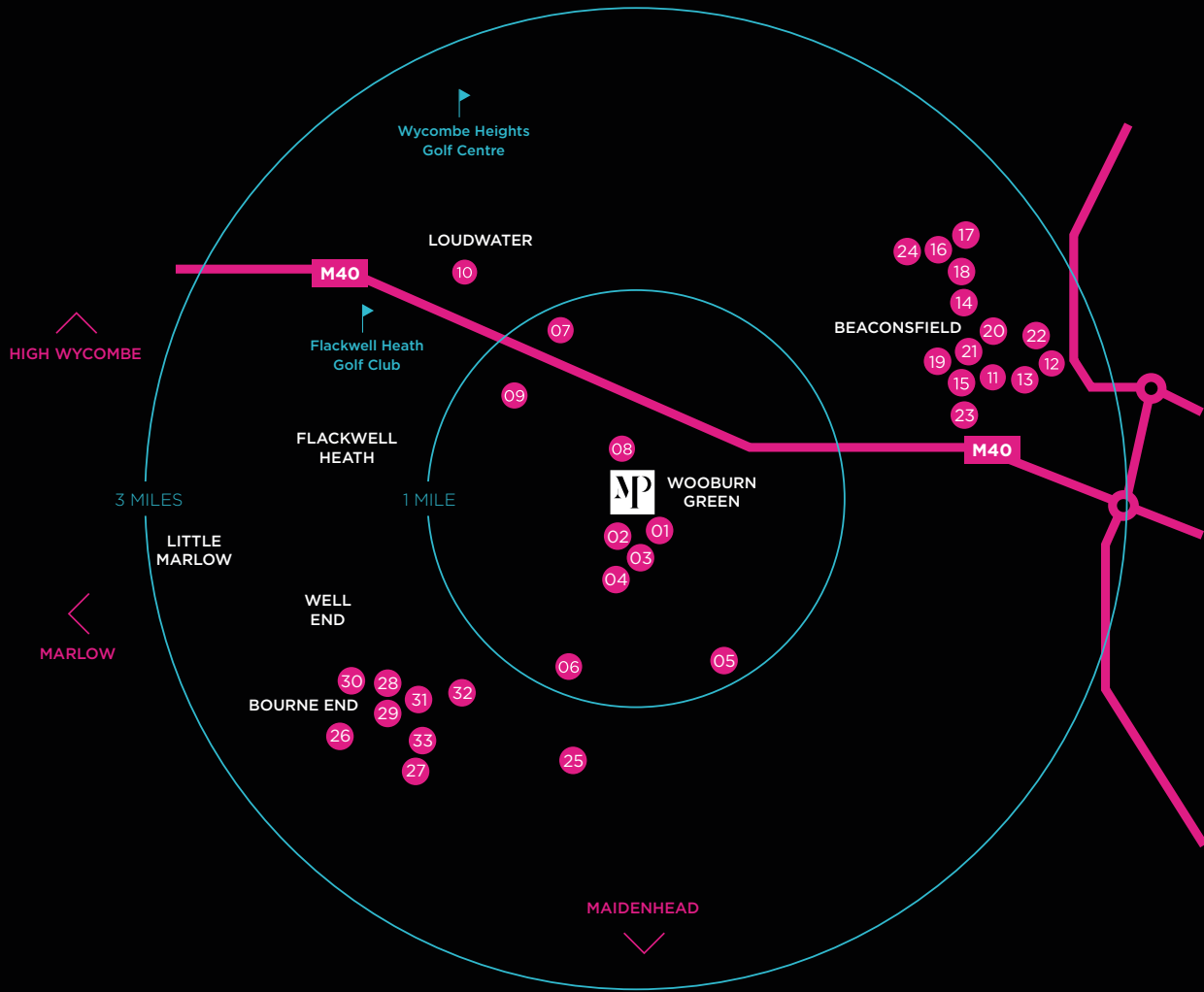
A CHOICE OF  
HOTELS ON YOUR  
DOORSTEP



EXCELLENT  
CHOICE OF PUBS  
& RESTAURANTS  
NEARBY



A SELECTION OF  
CAFÉS INCLUDING  
THE POPULAR  
'PERKYS'



### NEARBY AMENITIES

- |                                  |                               |                                |
|----------------------------------|-------------------------------|--------------------------------|
| 01 Village Bakery                | 10 Eden Shopping Centre       | 22 The Wayfinder's Retreat Bar |
| 02 Perkys Coffee House           | 11 The Crazy Bear Hotel       | 23 Prelibato Restaurant        |
| 03 Dolce Vita Italian Restaurant | 12 The Swan Pub               | 24 Revolution Restaurant       |
| 04 Tesco Express                 | 13 Gigging Squid Restaurant   | 25 The Chequers Inn            |
| 05 Royal Standard Pub            | 14 Sweaty Betty Sportswear    | 26 The Bounty Pub              |
| 06 The Old Bell Pub              | 15 No.5 London End Restaurant | 27 The Walnut Tree Pub         |
| 07 Tesco Superstore              | 16 Boots                      | 28 The Coriander Restaurant    |
| 08 David Lloyd Health Club       | 17 M&S Simply Food            | 29 Smiles Seafood              |
| 09 Anytime Fitness Gym           | 18 White Stuff Clothing       | 30 Costa Coffee                |
|                                  | 19 Zizzi                      | 31 Co-op                       |
|                                  | 20 Achimi Japanese Restaurant | 32 La Maison Shop              |
|                                  | 21 Starbucks                  | 33 Post Office                 |



# EASILY ACCESSIBLE BY ROAD OR RAIL INTO CENTRAL LONDON

## CONNECTIONS

LOCATED IN SOUTH BUCKINGHAMSHIRE AND CLOSE TO THE M40 MOTORWAY, WITH EASY ACCESS TO M25, M4 AND M1. LONDON IS EASILY ACCESSIBLE WITH A REGULAR, FAST TRAIN SERVICE.

Wooburn Green is only four miles south east of High Wycombe, neighbouring Beaconsfield, Loudwater, Flackwell Heath and Bourne End.

Conveniently situated just a 3 minute drive from Junction 3 of the M40, whilst Junction 16 of the M25 is just 9 miles away. It also has excellent rail services into Central London from the nearby stations at High Wycombe and Beaconsfield.

M40 J3  
1 MILE

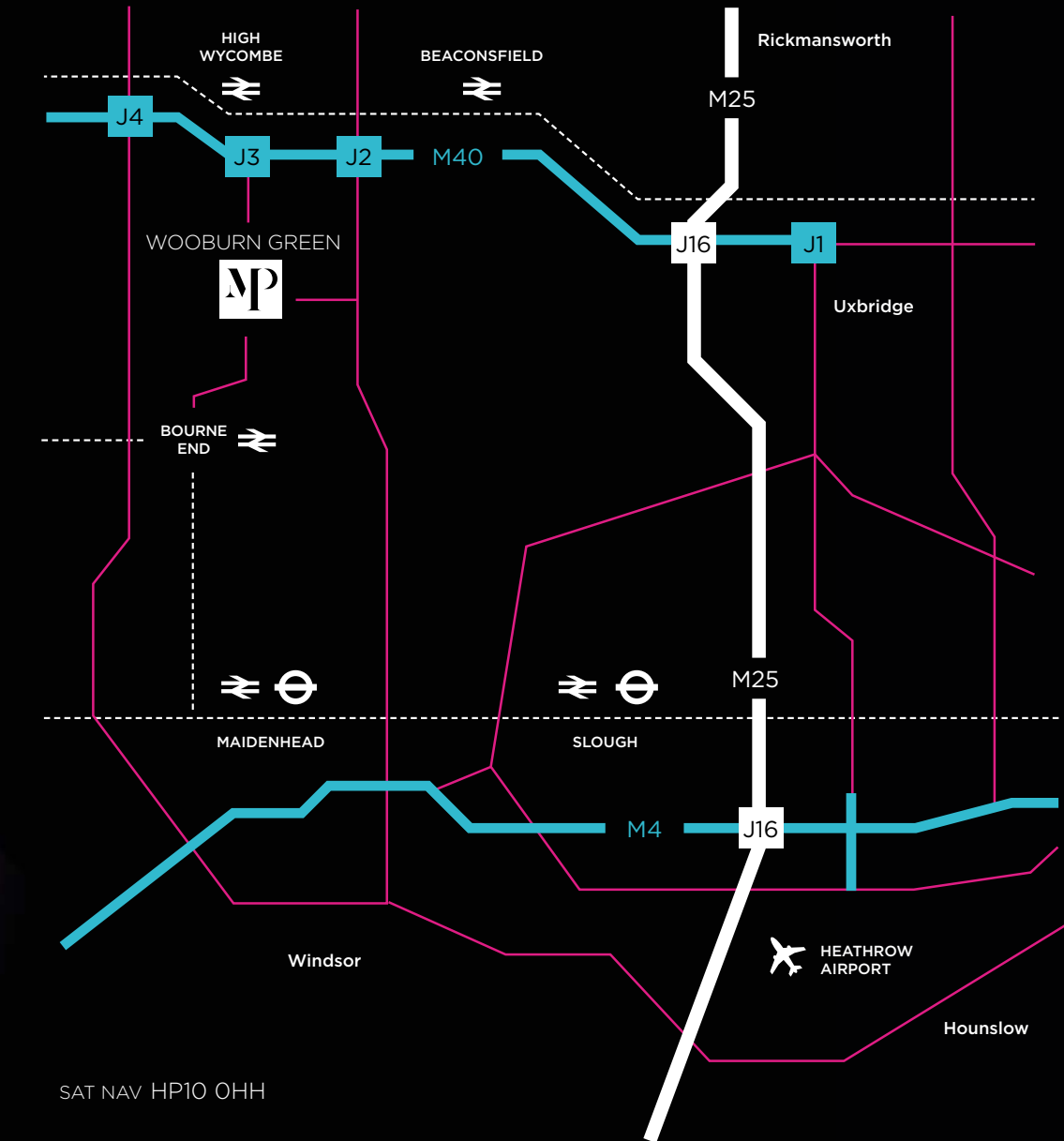
HEATHROW AIRPORT  
18 MILES

M25 J16  
9 MILES

BEACONSFIELD  
25 MINS  
MARYLEBONE

HIGH WYCOMBE  
27 MINS  
MARYLEBONE

BOURNE END  
11 MINS  
MAIDENHEAD





# ALREADY HOME TO SOME ESTABLISHED COMPANIES

## THE PARK

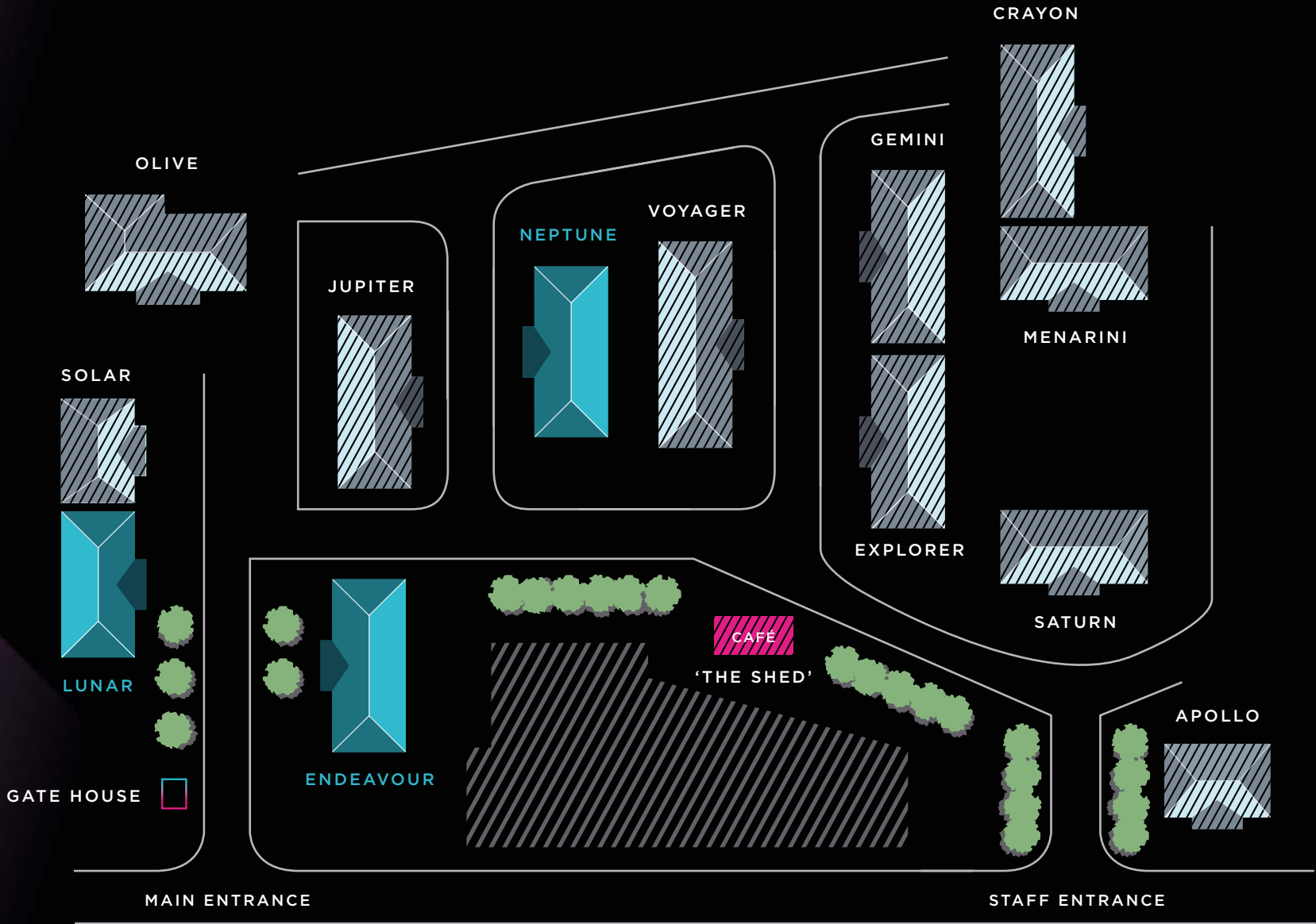
THE AREA IS HUGEY ATTRACTIVE TO MANY BUSINESSES DUE TO ITS GOOD LOCATION AND CONNECTIVITY.

A modern and secure office campus totalling 94,000 sq ft with a parking ratio of 1:240 sq ft. The campus has two entrances with security and benefits from a range of self contained flexible offices.

The park is already home to some impressive occupiers including: A Menarini, Stock Spirits, Olive, Crayon, Cala Homes and Laird.

## OCCUPIERS

LUNAR HOUSE	3,366 SQ FT AVAILABLE
SOLAR HOUSE	Comland/Alfred Homes
OLIVE HOUSE	OCD
ENDEAVOUR HOUSE	Stock Spirits
JUPITER HOUSE	Olive
NEPTUNE HOUSE	7,655 SQ FT AVAILABLE
VOYAGER HOUSE	Ethypharm
EXPLORER HOUSE	Acacia Technologies UK
GEMINI HOUSE	UK Parking Control
SATURN HOUSE	Ceva Animal Health
MENARINI HOUSE	Cala Homes
CRAYON HOUSE	Laird
APOLLO HOUSE	Peter Lole & Co
	A Menarini
	Crayon
	Vanderbilt Homes





## CONTACT

FOR MORE INFORMATION ON THIS PROPERTY  
PLEASE CONTACT THE JOINT SOLE AGENTS.  
STRICTLY BY APPOINTMENT ONLY.

### Terms

Available on a new lease from the Landlord on terms to be agreed.

EPC - B

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.  
Compiled April 2023.



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