

WELCOME

 Ethypharm



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 TOTTALLING 7,655 SQ FT.

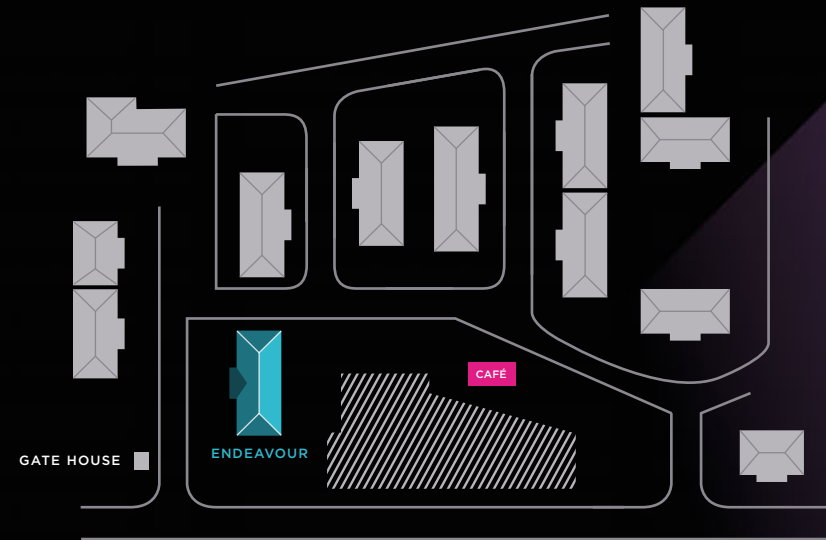
The building has been recently refurbished to a superior standard including:

[VIEW 360° TOUR](#)

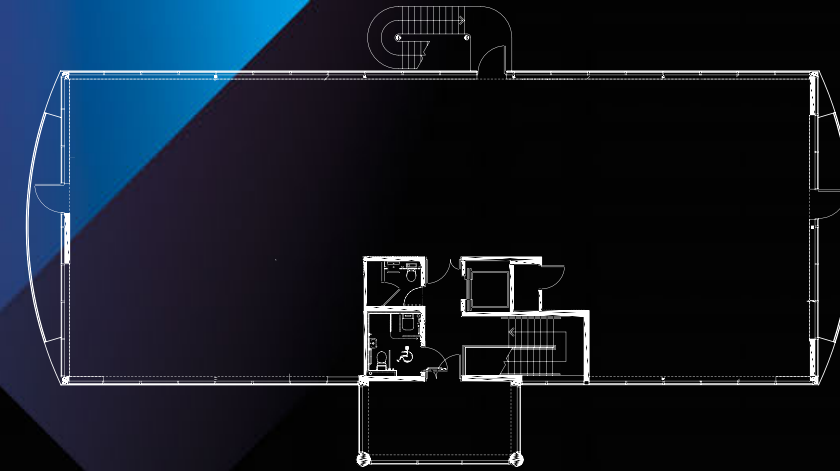
- + Fully exposed services
- + New VRF air conditioning
- + New PIR controlled, LG7 compliant suspended LED panels
- + Raised access floor
- + Lift
- + Secondary entrance
- + Shower
- + Excellent car parking ratio of 1:284 sq ft
- + 24 hour on-site security
- + Attractively landscaped grounds
- + EPC Rating: B

SCHEDULE OF AREAS

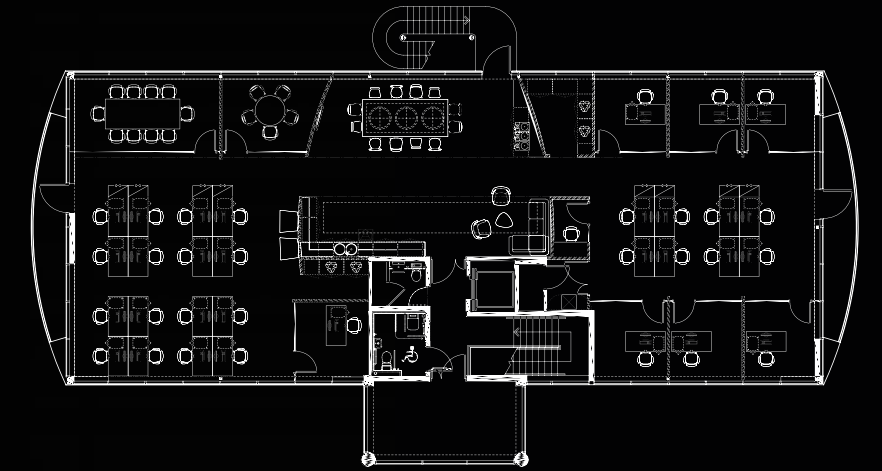
	sq ft	sq m
First floor	3,738	347
Ground floor	3,686	342
Reception	231	21
TOTAL	7,655	710
Parking spaces	27	(1:284 sq ft)



FIRST FLOOR



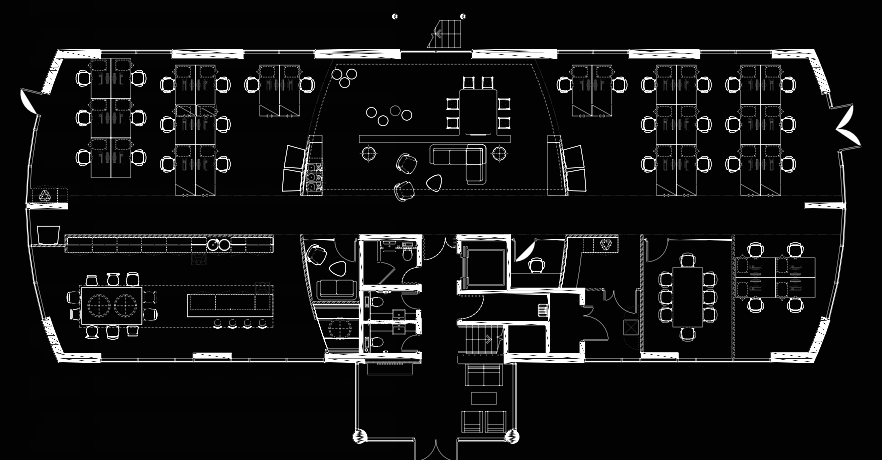
SPACE PLAN



GROUND FLOOR



SPACE PLAN





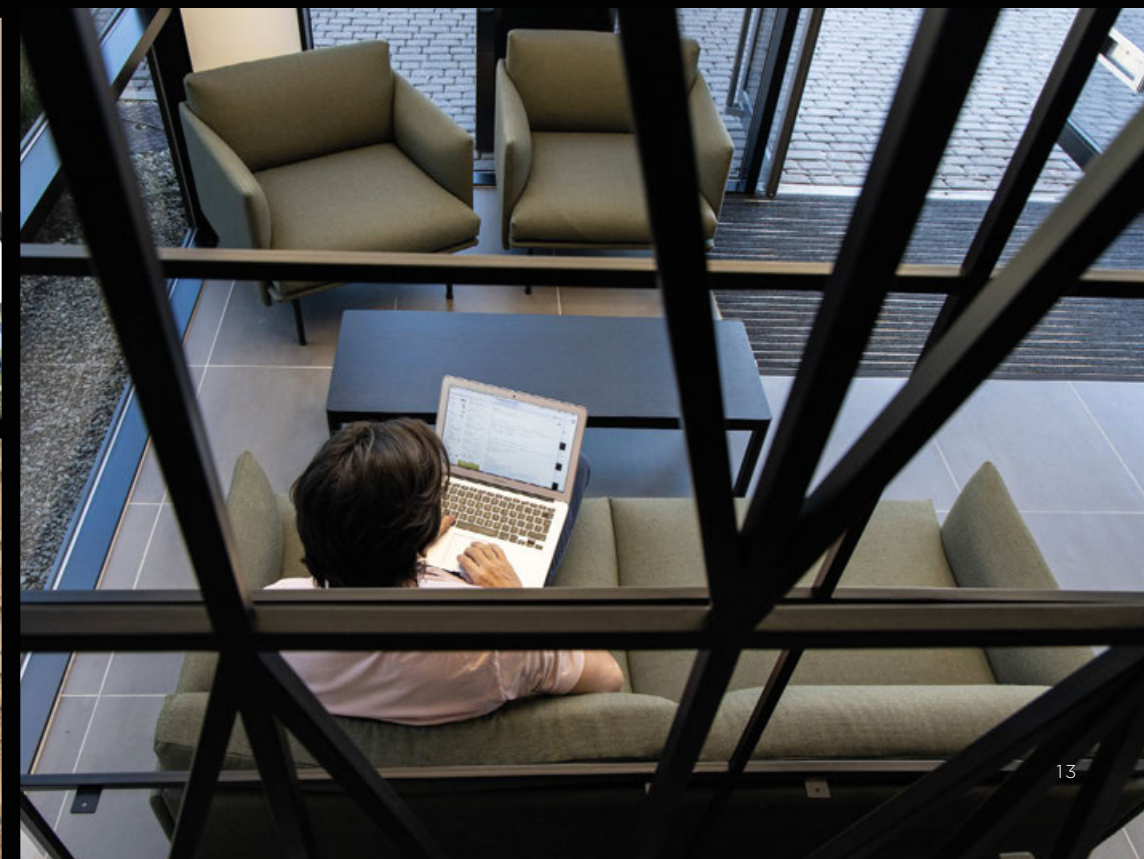
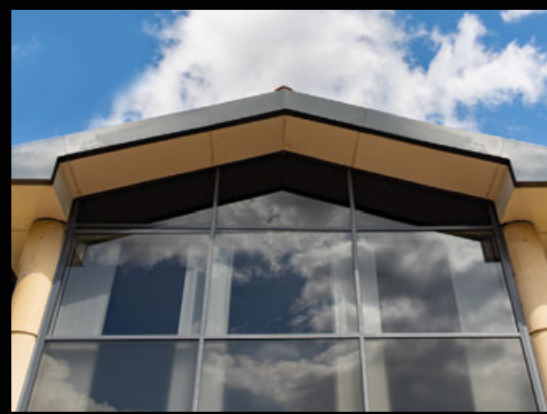
ENDEAVOUR HOUSE

FULLY
REFURBISHED
RECEPTION
AREA





EXPOSED
SERVICES
AND MODERN
FINISHES



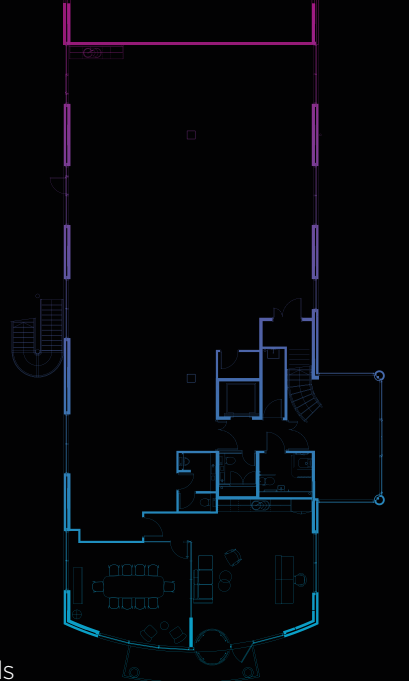


LUNAR HOUSE

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



GROUND FLOOR

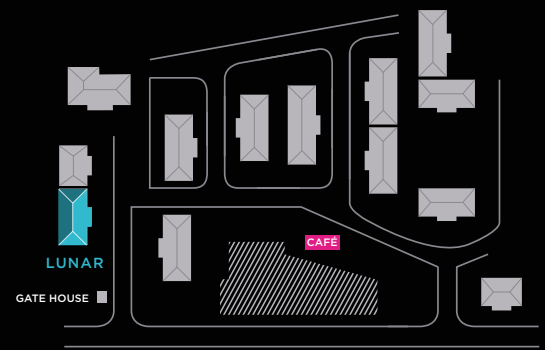


Bespoke fully fitted and furnished solutions can be provided.

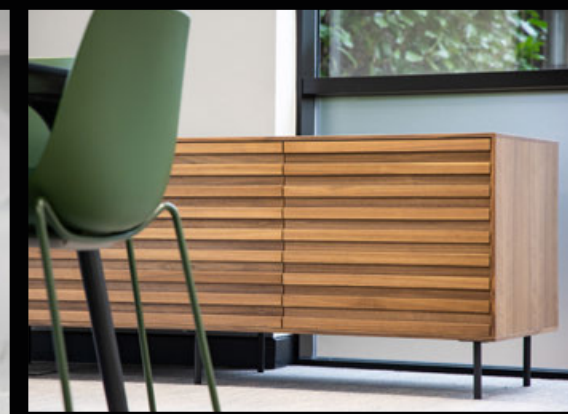
SCHEDULE OF AREAS

Ground floor (inc. reception)	sq ft	sq m
	3,366	313
TOTAL	3,366	313

Parking spaces	13	(1:258 sq ft)
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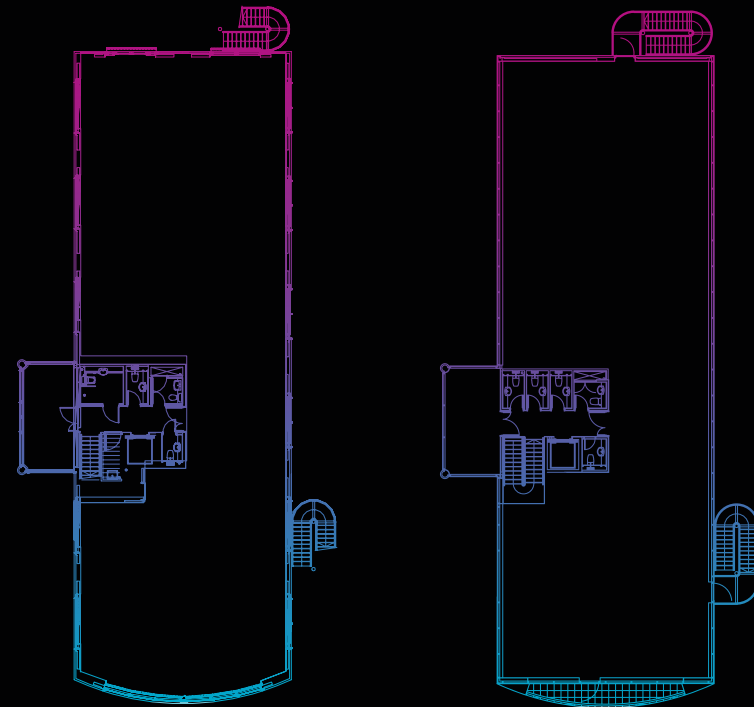
REFURBISHED
CAT A+ OFFICES
FINISHED TO
THE HIGHEST
STANDARD



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

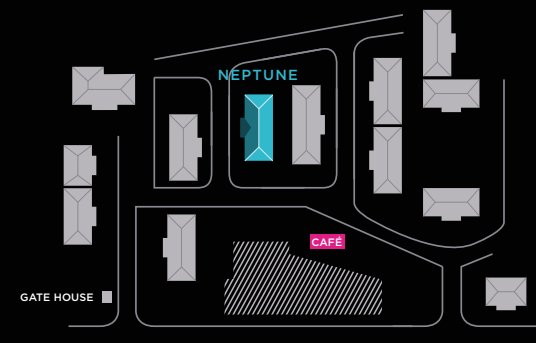


GROUND FLOOR

FIRST FLOOR

SCHEDULE OF AREAS

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



A POSITIVE ENVIRONMENT

MODERN AND SUSTAINABLE WORKSPACES IN A LANDSCAPED SETTING

Based in the leafy village of Wooburn Green, Mercury Park offers occupiers the perfect environment to grow their business.

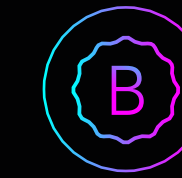
The Park provides 7 acres of attractive landscaped grounds, with mature planting.

The individual offices are environmentally efficient and benefit from an EPC rating of "B" when refurbished. There are also a number of communal EV charging points, and power capacity to install demised charging.

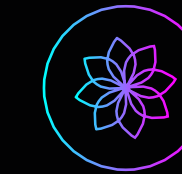
The landlord is a forward thinking, ESG driven company and is keen to work with tenants to promote environmental good practice.



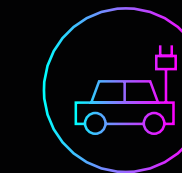
AT THE FOREFRONT OF SUSTAINABILITY



Building EPC Ratings – B



7 acres of attractively landscaped grounds



Demised and communal EV charging points



Strong ESG credentials help to deliver a sustainable working environment

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 WOORBURN 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



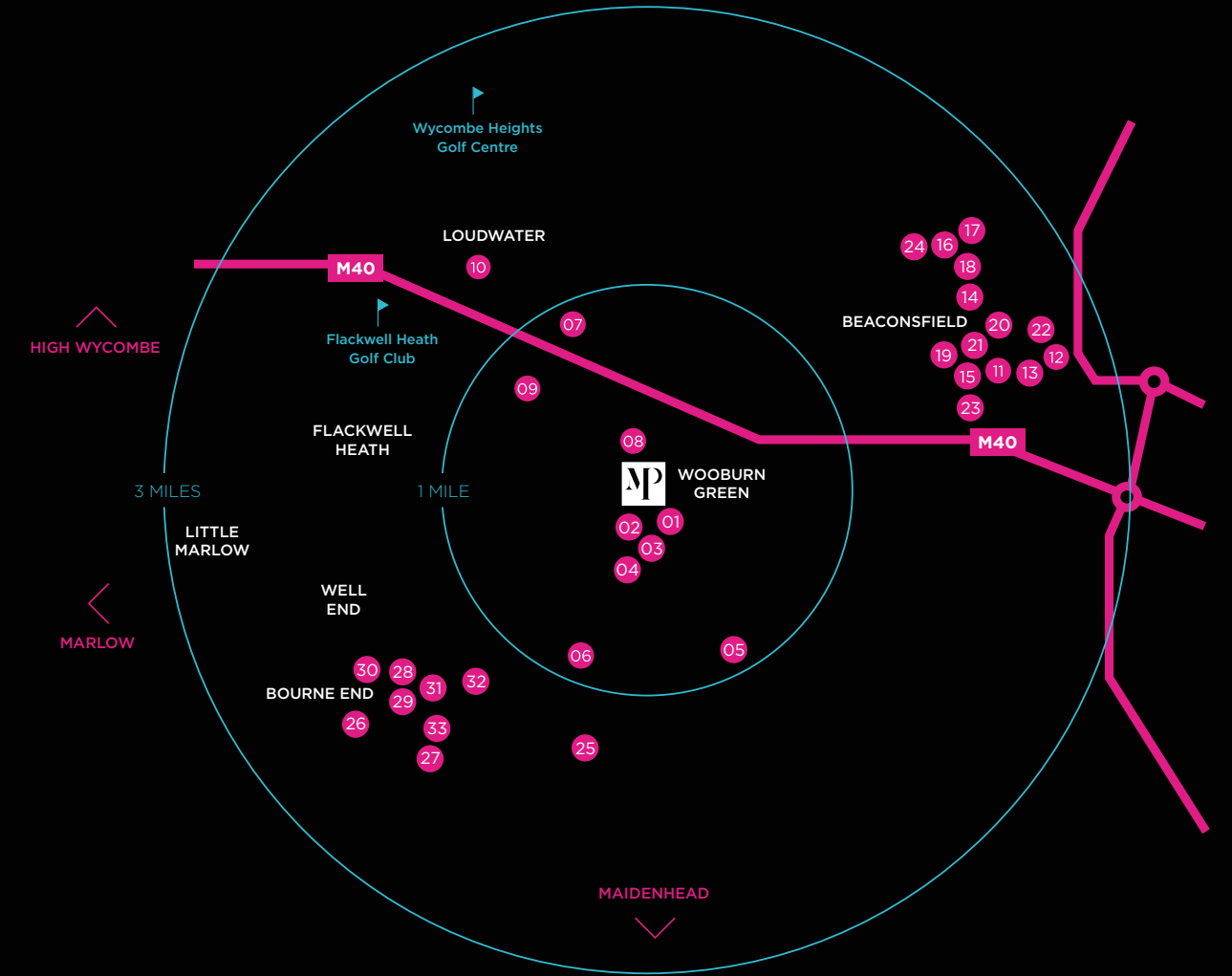
A CHOICE OF
HOTELS ON YOUR
DOORSTEP



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

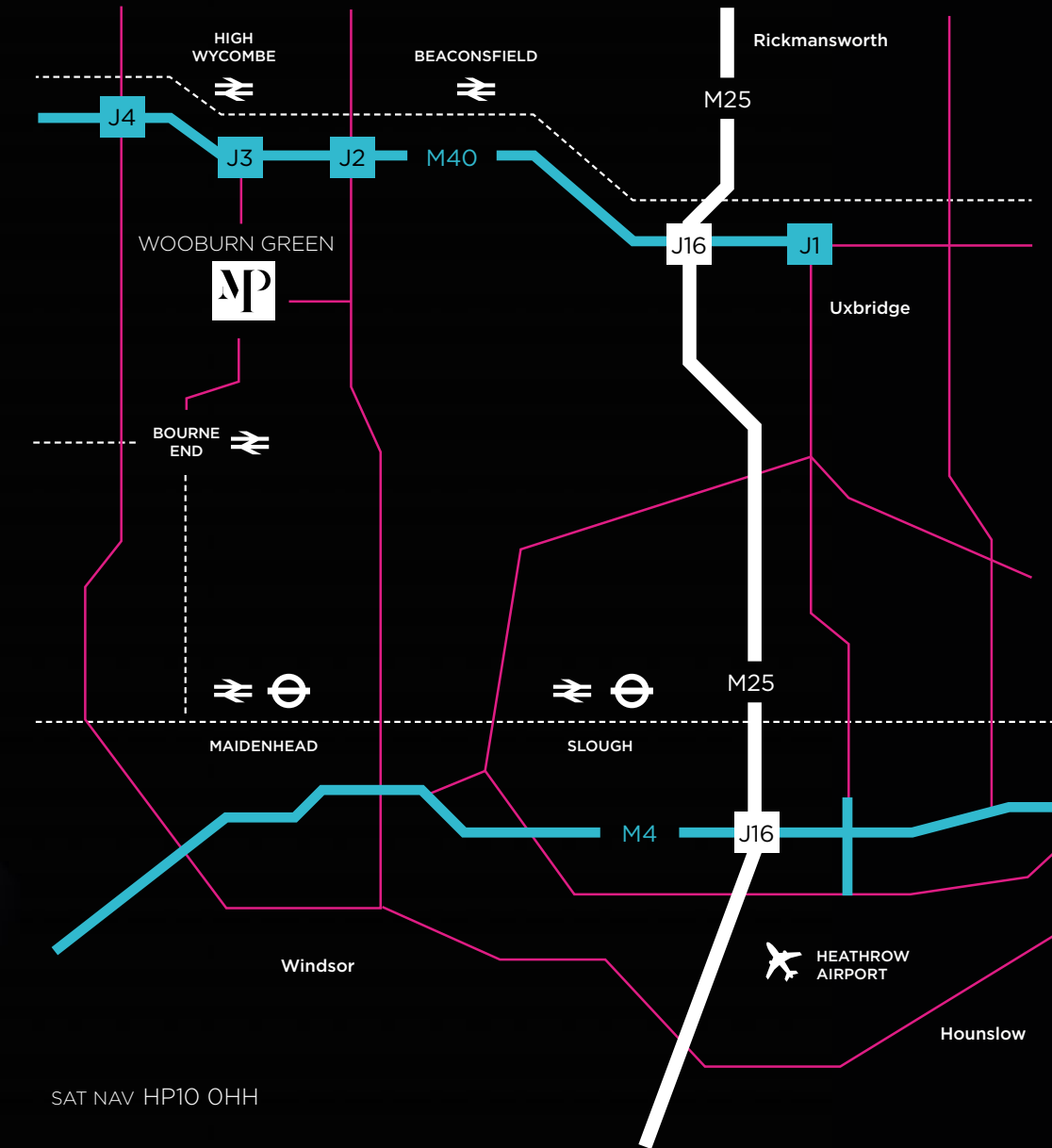
HEATHROW AIRPORT
18 MILES

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

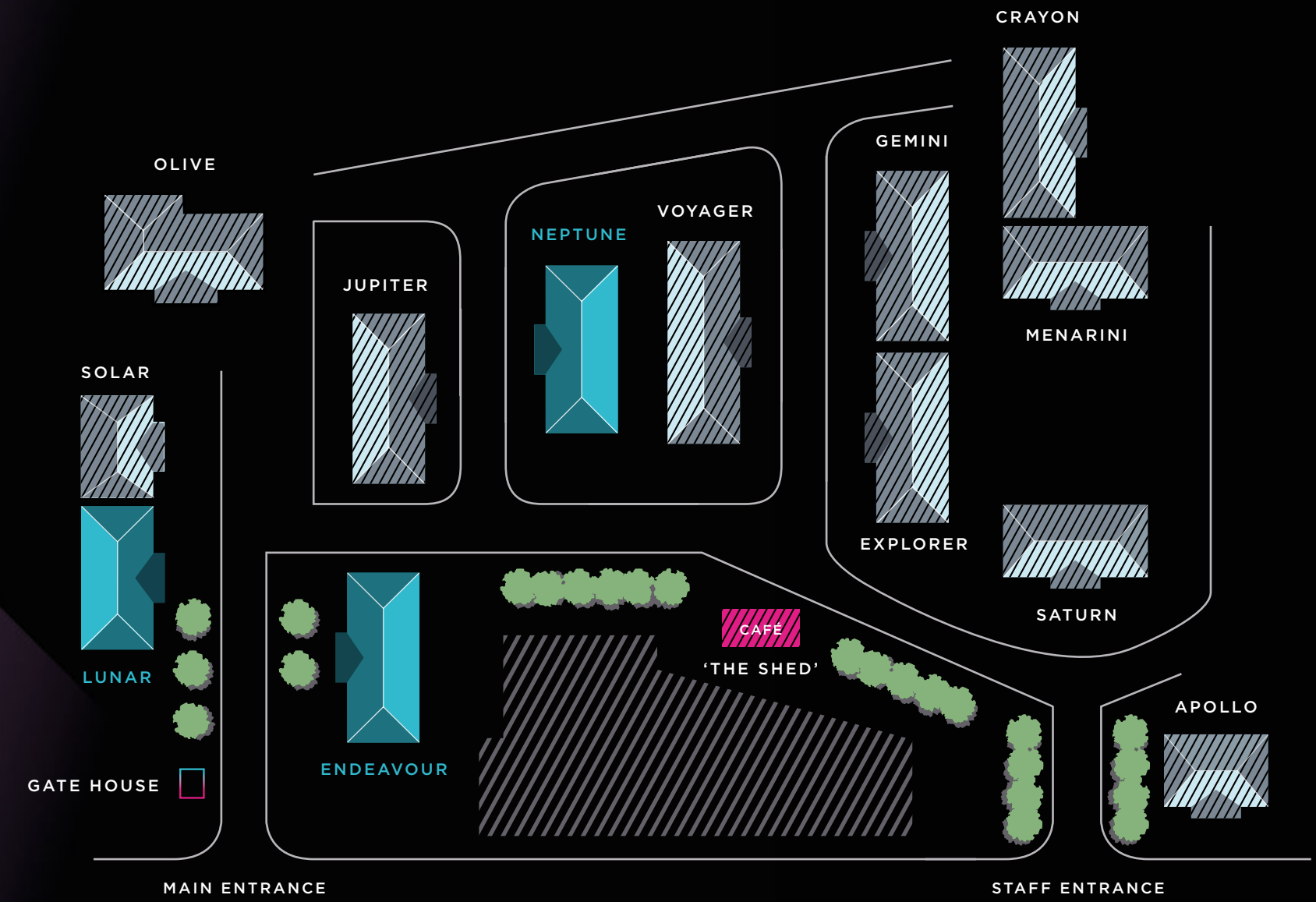
THE AREA IS HUGE ATTRACTIVE TO MANY BUSINESSES DUE TO ITS GOOD LOCATION AND CONNECTIVITY.

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 October 2023.



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